

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is to enlarge and upgrade the existing dwelling from a bungalow to a

sizeable chalet style property with an integral garage and single storey rear extension. The scheme would extend the roof on the eastern side of the property together with a side extension on the western side with front and rear dormers providing generous accommodation within the roof space. In addition, there are two new front bay windows and the rear bay window would have new mono-pitched and hipped roofs. The proposal would significantly alter the appearance of the dwelling which would be visible from the public realm, although a distance of approximately 7.5 metres to the highway would be retained.

- 7.4 There is no increase in the ridge height, although the design of the roof will change from a pitched and hipped roof to a pitched and half barn hipped roof with four pitched roof to both the front and rear.
- 7.5 The proposal would not project beyond the existing eastern elevation of the property, retaining the 0.35 metre distance to the shared boundary. The side extension on the western side would replace the existing garage and have a width of 3.65 metres and a depth of 12.1 metres with a 2 metre projection from the front elevation of the property. This part of the scheme would have a mono-pitched and hipped roof to a height of 3.4 metres and there would be a distance of 1 metre to the western boundary.
- 7.6 The single storey rear extension will replace the existing conservatory and has a depth of 3.6 metres, a width of 4 metres and has a flat roof to a height of 2.75 metres with a roof lantern to a maximum height of 3.2 metres.
- 7.7 Whilst it is acknowledged the proposal would result in a substantial increase to the original volume of the property, it is well designed and judged the scheme can be comfortably accommodated within the extent of the site.
- 7.8 The relationship between the immediate neighbouring properties is such that the extension is unlikely to harm the degree of spaciousness in this part of the road. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is therefore considered that the scheme would not result in an adverse impact on the visual amenity of the locality which is diverse in nature.

(iii) Effect on neighbouring properties

- 7.9 The proposed development is a refurbishment and extension of the existing dwelling and will be visible from the neighbouring properties adjacent to the application site and the surrounding area. Although the scheme is of a generous size, there is no increase in the height of the existing roof.

Impact on 7 St Georges Avenue

- 7.10 This is a recently built two storey property of a substantial size adjacent to the application site on the western side. The existing garage which is adjacent to the shared boundary would be replaced with the proposed side extension which has a width of 3.65 metres. However, there would be a distance of 1 metres from the extension to the shared boundary with the eastern elevation of number 7 a further 2 metres away. The side extension does not extend beyond the front elevation and only slightly beyond the rear elevation of this property. There are no side windows in the new roof or dormers of the proposed development and whilst there is one first floor window in eastern elevation of number 7 it is obscurely glazed and deemed to be secondary, therefore any resulting impact could not be considered as a defensible

reason for refusal.

- 7.11 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground floor windows at number 7. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property. .
- 7.12 The single storey rear extension is set in 8.1 metres from the western elevation of number 9 and whilst there is glazing in the side elevation it is judged it would not result any additional overlooking.
- 7.13 The rear dormers could be perceived to increase the level of overlooking to the rear garden of this property, although they are of a modest size and the resulting degree of overlooking would be no greater than that of a rear dormer which could be constructed without planning permission.

Impact on 11 St Georges Avenue

- 7.14 This property is adjacent to the application site on the eastern side and its western boundary runs for a distance of approximately 30 metres. The extension does not project beyond the eastern elevation of number 9, retaining the 0.35 metre distance to the boundary with the western elevation of number 11 a further 0.4 metres away and part of the roof pitches away from this boundary. There are no side windows in the new roof or dormers of the proposed development and no windows in the western elevation of this property. The new front bay windows project 0.7 metres from the front elevation of the property, although the easternmost window is set in 1.15 metres from the edge of number 9.
- 7.15 The single storey rear extension is set in 4.4 metres from the eastern elevation of number 9 and whilst there is glazing in the side elevation it is judged it would not result any additional overlooking.
- 7.16 The rear dormers could be perceived to increase the level of overlooking to the rear garden of this property, although they are of a modest size and the resulting degree of overlooking would be no greater than that of a rear dormer which could be constructed without planning permission.

Impact on 2 Warblington Avenue

- 7.17 The rear boundary of the garden of this property runs for a distance of 19 metres along the eastern boundary of the application site, with the western (rear) elevation of this property 16 metres from this boundary. Whilst there are rear dormers in the roof extension, there is good screening to this boundary and it is considered any resulting level of overlooking would not be unacceptable. Furthermore, the dormers are of a modest size and a sizeable dormer could be constructed under permitted development.

Impact on 4 Warblington Avenue

- 7.18 Part of the northern boundary of the end of the garden of this property is adjacent to the rear boundary of the application site. The single storey element of the proposal is 26.5 metres from the rear boundary with the rear dormers a further 3.6 metres away. The rear elevation of this property is 15 metres from the easternmost corner of the site and it is therefore considered any impact would not be significant.

Impact on 2a, 2 and 4 St Georges Avenue

- 7.19 These properties are opposite the application site and a distance of approximately 30 metres would be retained between the front elevations of these properties and the front elevation of the application site. It is therefore deemed any impact would be negligible.
- 7.20 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

7.21 There is an increase in the number of bedrooms from two to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to show three on site parking spaces in addition to the new garage and it is therefore considered a condition is not necessary in this instance.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00952 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 01 Location plan, block plan, existing floor and elevation plans
Drg no. 02 Proposed floor and elevation plans
Reason: - To ensure provision of a satisfactory development.

