

Recommendation: **GRANT PERMISSION**

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
We object to the planning application for the following reasons: - There will be an intrusion into our privacy. The front dormer will give the occupants an elevated and unobstructed view into our lounge and bedroom at the front of our bungalow, as well as the whole of our driveway, garage, main entrance doors, back garden gate, front hardstand and our cars. Our privacy will be disturbed when we use any of these areas on our property. - We purchased our property, a bungalow, in the knowledge that there were no two level properties in the vicinity with overlooking windows or unsightly roof extension dormers. The privacy that this allowed and the consistent and pleasant appearance of neighbouring properties were the main reasons to purchase our property. - We do not wish to see our neighbours in their proposed upstairs bedroom as this is a further intrusion into our privacy. - The proposed front dormer is not a 'permitted development' extension as it will extend beyond the plane of the roof at the front of the property which is on a public highway. This is detailed in the Terra Quest and the Department for Communities and Local Government interactive planning portal. - The proposed dormer at the front of the property is not consistent with the rest of the neighbouring properties which do not have front extended dormers. All nearby properties that have extended into the roof space have utilised Velux type windows which are level with the plane of their roofs and at a height ensuring that the occupants do not have visual access to any neighbouring properties. In view of this the proposed dormer it will look out of	• See Section 7. • The dormer is not permitted development and is the subject of this planning application. • See Section 7

place and spoil the appearance of the bungalow neighbourhood. It will also give unrestricted views into ours and neighbouring properties, resulting in an invasion of privacy. - There is no mention of the type of glazing proposed to the front of the dormer extension. It can only be assumed that the intention is to use clear glass which is not acceptable. - If frosted glass were proposed for a front dormer it would be objectionable. It would not only appear to be unusual and ugly but also inconsistent with neighbouring front windows facing the public highway. - Although the materials proposed for the plane of the roof will be the same as the current tiles the dormer itself will stand out like an 'eyesore' as it will be the only property in the immediate area with an extended dormer at the front of the roof which is adjacent to the highway. The general appearance and outlook of the area from our property will be ruined.	
Further to the amended plan dated 17th March 2020 we continue to object to the proposed application as the amended plan does not alter the views expressed in our original objection.	• See section 7
• Planning permission is undecided. Yet the building of the front and rear domers/loft conversion are actively being constructed and building work is taking place now.	• The construction of the Gable can be carried out under permitted development.
Privacy up till now has been maintained in this area as the properties in this road have all been single storey. This proposed dormer would intrude on that privacy as the front of the dormer would give the occupants direct elevated and unobstructed view of my bedrooms at the front of my property. Also if any internal doors are left open a direct view straight through to my lounge and hall areas would be visible, I feel I would have to keep my internal doors closed in case my privacy is further compromised in this way. The proposed dormer extension would also have an uninterrupted view of my currently enclosed and private garden,	• See Section 7

front access and side entrances which would be visible from this height of dormer and I feel my privacy therefore will be disturbed when I use any of these areas on my property. The type of glazing to be used in the dormer is not mentioned so I therefore believe clear glass is to be used in this construction? Other extensions into loft spaces in the area have utilised Velux type windows which are level with the roof and at a height ensuring that the occupants cannot have visual access to other neighbouring properties. The general appearance of the property would also be unusual and out of place with other properties in the neighbourhood. What attracted me to the area was the different styles of bungalows and that my property would not be overlooked in anyway.	

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 application is for a hip to gable build up with front and rear flat roof dormers. The proposal incorporates a window in the east facing gable end. Weatherboard cladding is to be used as the external material for the Gable end and the front and rear dormer the colour of this is to be Monterey Taupe (Grey). The streetscene is a mix of different styles and pallets therefore the proposed cladding would not be out of keeping with the area

7.4 The proposed hip to gable build up is similar to another loft conversion in the area (No.43) and is considered to satisfy the design requirements of policy CS16 of the Local Plan.

Furthermore, the hip to gable build up including the proposed window in the east facing gable end, could be constructed under Schedule 2, Part 1, Class B of the Town and Country Planning General Permitted Development Order.

- 7.5 The dormer to the front complies with the Havant Borough Design Guide by sitting back into the roof, back from the front line of the wall below, in front the verge and below the existing ridge line.
- 7.6 A front dormer is present at No. 24 Morelands Road therefore a precedent for a front dormer has already been set. Many of the properties within the locality have a front facing gable with clear glazed windows at first floor elevation fronting the highway and the properties opposite. The proposed front dormer would look towards the front garden areas of the properties to the south which are currently readily visible from the public domain.
- 7.7 By virtue of its location, the rear dormer will not be readily visible from the public domain. Notwithstanding this, scale and design are considered appropriate in context with the host dwelling.
- 7.8 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 considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.9 The neighbouring boundary to the rear has a distance of 25m and a distance of 39m to the rear elevation of the dwellinghouses, the proposal would be partially screened by the high trees along the arear boundary, therefore any impact upon these neighbouring properties would be minimal and acceptable.
- 7.10 The neighbouring property to the east (No.58) has a distance of 3m from the facing wall of No.60 to their side elevation, there are no windows along this neighbouring side elevation, the window which is to be inserted in the first floor gable is to be obscurely glazed and fixed shut to mitigate any overlooking, the front and rear dormers will not result in a loss of light or overshadowing to this neighbouring property therefore the impact upon this neighbouring property would be acceptable.
- 7.11 The neighbouring property to the west is attached to the host dwelling, the proposed front and rear dormers would not result in a loss of light or overshadowing to this neighbouring property therefore the impact upon this neighbouring property would be acceptable.
- 7.12 The new front dormer is modest in size and the front elevation of the properties opposite are 25 metres away. It is not considered that this would result in a significant increase in overlooking to the degree that the refusal of this application could be justified.
- 7.13 Concerns have been raised with regard to overlooking and loss of privacy as stated above the front dormer is 25m from the front facing elevations of the properties opposite and these areas are currently readily visible from the public domain.
- 7.14 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).

(iv) Parking

- 7.15 The proposal would result in the provision of an additional bedroom, however parking to serve the site would be 2 spaces and would therefore be in accord with the Standards set out in the Council's Parking SPD. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core strategy)

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/20/00100 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 06 February 2020
Location Plan - Drawing No. KALO-0230-01 - Received 06 February 2020
Block Plan - Drawing No. KALO-0230-02 Rev A - Received 16 March 2020
Existing Plans - Drawing No. KALO-0230-03 - Received 06 February 2020
Proposed Floor Plans - Drawing No. KALO-0230-04 - Received 06 February 2020
Proposed Elevations - Drawing No. KALO-0230-05 Rev A - Received 16 March 2020
Email confirming the colour of the Weatherboard Cladding to be used - Received 24 March 2020.
Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 The development shall not be brought into use until a minimum of 2 parking spaces as shown on Block Plan Drawing No. KALO-0230-02A Received 16 March 2020 have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the permitted the window in the 1st floor on the east elevation as shown on Drawing No. KALO-0230-05 Rev A received 16 March 2020 shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.