
Site Address:	20 Field Place, Havant, PO9 2GH		
Proposal:	Proposed single storey rear extension and rear dormer.		
Application No:	APP/19/00808	Expiry Date:	10/10/2019
Applicant:	Mr & Mrs Jones		
Agent:	Mr C Curnow	Case Officer:	Ross Leal
	Thorns - Young Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.20 is located within a relatively new development which was completed in 2015/2016. The application dwelling is one of a pair of semi-detached 3 bedroom dwellings. Dwellings in this area of the development are linked to each other by their garages and the application dwelling is served by a garage with a single car space to the front of it. The dwelling is constructed of red/orange brick with a roof of slate appearance. Apart from landscaping, the front of the plot is open plan. The site is located within a predominantly residential area of new development. The overall development is of medium density as is the area within which the application dwelling is located. Other nearby dwellings have single parking spaces located in frontage bays. To the rear, the plot is enclosed by 1.8m wooden panel fencing. The plot depth is approximately 11m and there is a margin to the rear of this of approximately 5m and which contains some established screen planting, including trees. Dwellings in Montgomery road to the south are approximately 46m and 50m away. To the rear, this pair of dwellings have rear projecting garage elements of 1.4m and these have side facing entrance doors. Both dwellings have rear (south) facing patio doors with side glazed elements which light the kitchen area.

2 Planning History

APP/12/00407 - Construction of 78 dwellings consisting of 5No. 2 bed houses, 47No. 3 bed houses, 3No. 4 bed houses, 2No. 1 bed flats and 21No. 2 bed flats, with associated parking and landscaping including openspace and pumping station. New vehicular access to New Lane, and modifications to existing New Lane highway - PERM, 16.05.2013.

3 Proposal

It is proposed to erect a single storey rear extension which would be 6.9m wide and would extend 3.9m out from the main rear wall of the dwelling. It would extend 2.55m out from the rear of the garage. A flat roof is proposed and the extension would be 2.65m high with a large (flat) roof light. The extension would be 0.6m from the joint boundary with no.19 in this pair of dwellings. It would be 0.7m away from the boundary with no.21 and extend 2.55m out from the rear of the garage linking the application dwelling to no.21. The proposal would extend 1.6m beyond the rear wall of no.21.

In addition, a rear dormer has been proposed to the rear roofslope. This would also have a flat roof, with a width of 4.2 metres, a depth of 2.8 metres and a height of 1.9 metres. These dimensions are based on the amended plans received 18.10.2019.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

No consultees.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
I would like to strongly object to this planned change in the roof space of 21 Field Place. When the original planning went through for these properties it was on the strict understanding that no windows would be allowed in the roof space of these buildings thus ensuring the privacy of the residents in Montgomery Road. The buildings in Field Place are on a lower level to Montgomery Road and any windows in the roof space would look straight onto the back gardens of the residents in Montgomery Road immediately taking away their privacy which is not acceptable and completely opposite to	The original condition states that permitted development rights to develop the roofspace have been revoked however permission for development may be granted when a householder application is put forward. Outlined in APP/12/00407 'Please see 'effect on neighbouring properties' section

what was stated in the original plans agreeing to these properties being built in the first place.	
It is concerning that this development will cause the gardens to be overlooked. Privacy is important, and this development could devalue the surrounding properties by causing a reduction in privacy in the back gardens.	Please see 'effect on neighbouring properties' section
We were assured that none of the houses which now overlook our gardens would be allowed to convert their roofspaces into living spaces. Now we see the advert of the first, but I assume not the last, planning application which would permit higher windows to further intrude into our privacy. It would be dishonourable and unacceptable to grant this application to which to put it mildly we object.	Please see part 7 of this report.

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 proposed rear extension would have a flat roof with rooflight, double doors leading out to the rear and one window on the rear facade. It would have a height of approximately 2.7 metres, a width of 7.3 metres and a depth of 4.1 metres to the West and 2.8 metres to the East. This extension would be fairly large in scale, altering the existing design of the rear, which has the same layout as no 21 and is symmetrical to no 19. The materials proposed for the rear extension include brickwork to match existing and hanging tiles for the dormer. The development would be located to the rear of the property and would not be visible from the public realm.

The proposed rear dormer with flat roof would be the first proposed to this row of properties. Amended plans have been received, reducing this in scale from the original proposal. The dormer is set back up the roof slope and set in from the sides, with a depth considered reasonable. It would have an approximate height of 1.9 metres, width of 4.1 metres and a depth of 2.8 metres.

It is recognised that the size of this dormer is significant on the roofslope, coupled with the fact that this is the first dormer proposed for this relatively new development of properties. Following the amendments made, it is considered that, although the size is somewhat bulky, due to its rear location on the property, it would have no material impact on the streetscene and limited and acceptable impact on the character or appearance of the area.

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

- 7.4 The proposed rear extension would have a depth of 4.1 metres closest to the boundary with no 19 which is located to the West of the proposal site. It would have a depth of 2.8 metres closest to the boundary with no 21 which is located to the East. The proposed extension is considered to be fairly large in scale within the context that none of the surrounding properties have undergone developments to the rear. The extension works would have some impact upon the two adjacent properties. Approximately 2.8 metres of extension works would protrude out from the existing elevation to the East, where there is a ground floor window located at no 21. The development would be set in at the side with no 20 set back slightly, meaning that although there is considered to be some impact upon light, the impact of overshadowing on the rear window here is not considered to be substantial and would not warrant a refusal of planning permission.

The rear extension is proposed to have the most impact upon no 19, as the depth would be greatest at this point, with a height of 2.7 metres. Although the extension has been set in slightly, it is considered that there may be some impact of increased overshadowing upon this neighbouring property. Despite this, it has been deemed that the development would be acceptable as the double doors and windows to the rear of no 19 would still receive adequate sunlight throughout the day, and any reduction in sunlight would not have a particularly adverse impact upon the amenity of the room or the garden area. The proposed extension would have a flat roof which would reduce potential overshadowing and there is existing screening from the 1.8 metre fencing on the boundary between the properties.

The comments received in objection to the proposed dormer have referenced the impact of this upon privacy of both the rear gardens of the immediately adjoining properties and those properties which back onto the proposal site at the rear along Montgomery Road. In regards to potential increased overlooking of the immediate properties, there are already second storey windows located on the property and hence the dormer windows are not deemed to increase this. In addition the windows would primarily face down the rear garden of the host property and would only overlook at an angle over the properties to the east and west within Field Place. The rear gardens of nos 15 and 17 Montgomery Road back on to the garden at no 20 Field Place however these properties have sizeable plots with long rear gardens separating these properties and the proposed dormer site, which would be located at more than 40 metres from the nearest building along Montgomery Road which backs onto the site. There is also substantial screening from trees along the boundary between these properties. Havant Borough Design Guide SPD 2011 states that a minimum 20m gap is required between two-storey to two-storey facing windows, this is increased to 24m for 3 to two-storey relationships.

This separation is substantially exceeded in the current proposal. For these reasons, overlooking is not considered to be a reason for refusal for this application.

- 7.5 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

- 7.6 There are no additional bedrooms provided by this development. Due to this no further car parking spaces would be required, conforming with Havant Borough Council Parking SPD (2016).

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/19/00808 for the following reasons:

- 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:

Site Location Plan, Scale 1:1250 - Received 15.08.2019
Site Plan, Scale 1:500 - Received 15.08.2019
Drawing Number 3149.19.1 - Existing Plans & Elevations
Drawing Number 3149.19.2 Rev F- Amended Proposed Plans

Reason: - To ensure provision of a satisfactory development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The external materials used 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.