
Site Address:	2 Langstone Road, Havant, PO9 1RE		
Proposal:	New dormer to existing garage roof.		
Application No:	APP/19/00798	Expiry Date:	10/10/2019
Applicant:	Mr B Laly		
Agent:	Mr S Lawson	Case Officer:	Daphney Haywood
	WYG		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Langstone Road, Havant comprises a large detached period property sited on the west side of Langstone Road. The property which, has been the subject of recent building works has an attached double garage with guest accommodation at first floor . The structure is sited adjacent the highway boundary.

2 Planning History

02/65221/000 - Addition of pitched roof to existing flat roof incorporating dormers into north and south roof slopes and new chimneys., PERM,21/02/2002

04/65221/001 - Two storey rear extension., REF,17/03/2005

08/65221/002 - Discharge of condition 4 of Planning Permission 04/65221/001., PERM,24/07/2008

APP/12/00955 - Dormer window to west elevation of garage., PERM,08/11/2012

APP/13/00290 - Retention of dormer window to west elevation of garage (incorporating 'as built' changes to Planning Permission APP/12/00955)., PERM,20/05/2013

APP/17/00351 - Single storey extensions and creation of second storey including terrace to south elevation.(Approved 07.08.17). Request to discharge conditions 3 and 4 (22.05.18). , PERM,07/08/2017

APP/18/00648 Variation of Condition 2 of APP/17/00351 to substitute plans with increased lobby fascia height relative to existing garage and inclusion of chimney flue.- , PERM,22/10/2018

3 Proposal

New dormer to existing garage roof.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

I agree with the findings of the Arboricultural Consultant and I have no objection to the proposal. It should be carried out in accordance with the Arboricultural Method Statement.

Conservation Officer

Heritage Team Leader – No Objection

2 Langstone Road is not located within a conservation area and is not a listed building. The property dates from the 1930's and has some particularly attractive external detailing from the art deco period. Due to its appearance and detailing the property is considered to be a Non-Designated Heritage Asset.

The proposal is for the erection of a new dormer to the eastern roof slope of the garage. The proposed dormer will be the of the same size and scale as the existing dormer on the western side of the garage. Whilst adding further bulk to appearance of the garage the dormer will be well screened by existing fenestration. It is my consideration that due to its position the dormer is unlikely to cause any impact on the main dwelling (the non-designated heritage asset) and as such I have no objections.

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: 24

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
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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

- (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 existing garage is sited forward of the house in close proximity to the pavement and the proposed dormer would be prominent in the street scene. It would however, sit within the roof slope matching the form and appearance of the existing dormer. Additionally it would be viewed in the context of the substantial dwelling occupying the site. As such it is not considered to be overly dominant and 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 main impact relates to No 1 Langbrook Close. This property adjoins the northern boundary of the application site. The garage building currently has a clear glassed first floor window in the elevation facing No1, and whilst the plans state a new window here, it would be of the same size and form as the existing. Along this boundary there is some evergreen planting within the application site but this does not fully block views from this window which serves the top of the stairs. If this were a completely new window a condition requiring obscure glazing could be imposed, however, the applicant does not want to obscure glaze the window. The proposed dormer would increase the useable internal floorspace, but only by a modest amount and the internal layout, comprising a habitable room and bathroom would not be altered. It is therefore concluded that the impact on privacy would not be significantly increased and a obscure glazed condition cannot be substantiated.

7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to additional 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).

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/19/00798

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:

New Dormer to Existing Guest Room over Existing Garage 18.010 010 Rev A
ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT
10th August 2019

Reason: - To ensure provision of a satisfactory development.