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|-----------------|--------------------------------------------------------------|---------------|------------|
| Site Address:   | 53A Hart Plain Avenue, Waterlooville, PO8 8RG                |               |            |
| Proposal:       | Proposed roof alterations, hip to gable, on North elevation. |               |            |
| Application No: | APP/19/00718                                                 | Expiry Date:  | 11/09/2019 |
| Applicant:      | Mr Spooner                                                   |               |            |
| Agent:          | Mr Peters                                                    | Case Officer: | Ross Leal  |
| Ward:           | Hart Plain                                                   |               |            |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

No.53A is one of three relatively new dwellings located on the south-west side of Hart Plain Avenue. These are located to the rear of no.51 and the application dwelling plot adjoins dwellings located in Pryford close to the south. The new dwellings are not located in a prominent position. The application dwelling is 'L' shaped and is constructed of red brick, with red/orange roof tiles and first floor tile hanging. These materials are common to this group of 3 dwellings. No.53B adjoining and in close proximity to the site (to the north) has no side windows facing it and is a similar house type. The area is a predominantly residential one.

## **2 Planning History**

APP/15/00511 - Erection of 3 x 3 bed houses - PERM, 17/07/2015

APP/15/01294 - Discharge of condition No.10 of Planning Permission APP/15/00511 - PERM, 04/01/2016

APP/16/01152 - Retention of summerhouse and shed in rear garden - PERM, 07/12/2016

## **3 Proposal**

It is proposed to carry out roof alterations on the north side of this dwelling. These would change a side hip to a gable on the north elevation. The development would provide for room with increased head height by way of removal of the side hip. The existing ridge level would be continued outwards to form the gable. Matching materials are proposed.

## **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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## 5 **Statutory and Non Statutory Consultations**

No consultees.

The site is within an area where there are known water drainage issues, but the proposal is not considered to be affected by or to affect these.

## 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Officer Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <p>Representations have been received from an adjoining occupier as set out below:</p> <p>The development at the rear of my property already overshadows most other properties in this area as they are mostly bungalows. We were against this development in the first place as the properties are not bungalows and now I have a large property overlooking my garden and already feel let down by the council. I feel that there is enough development in the area already. I was promised by Havant council that there would be no windows overlooking my garden and that this was part of a restriction to the developer..as I've said I live in a bungalow and any further development on the properties behind I was assured would not happen as it would be invasive to my privacy ,because of the height you would be able to see into every part of my home.again we are going to suffer for someone else's gain not fair . I used to look at trees now I look at a brick wall and roof ,one of the main reasons I bought this home was because of the garden privacy and outlook .it has</p> | <p>See also the Planning Consideration section of this report.</p> <p>This adjoining occupier is located to the south of the dwelling and as such, the proposal would not be readily visible from their dwelling. In any event, no new window is proposed in the gable end to be formed. In addition, the application dwelling is approximately 27m away.</p> <p>It can be concluded that given the location of the extension and the fact it would be on the northern side of the application property (away from the resident to the south any impact would be very limited and is considered acceptable.</p> |

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| <p>taken a long time to get used to the development we still haven't and don't think we ever will. I also believe it has and will impact on the value of my property especially if I have windows looking directly into my home and garden .so to sum up I am strongly against this as I feel it is bad for the area and bad for our standard of living.as for Havant council you promised us all that no windows or dormers would be allowed on the properties they already lowered the height of the roofs and eaves as to not be so intrusive but here we go again....we have already lost the wildlife that lived in the trees before they were cut down even a group of bats .....</p> |  |
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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 proposal will result in a change to the appearance of the dwelling and would be visible from some surrounding dwellings and at a distance of approximately 56m from the street. Whilst not subservient it has been sympathetically designed and would continue the existing design and ridge line of the dwelling. There would be limited impact on the appearance of the dwelling and little impact on the street scene or the character and appearance of the area. The existing dwelling would still have a uniform design although it would differ from no.58B in appearance would not appear to be incongruous. The extension would not be generally visible from dwellings to the south.

The design and appearance of the proposals are therefore deemed appropriate in context to the existing dwelling, the site, the locality and not to be harmful to visual amenity. The proposals are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iii) Effect on neighbouring properties

7.4 The proposal would not increase the footprint of the existing dwelling and would not

contain windows which would result in overlooking and privacy loss. It would result in the application dwelling becoming slightly more dominant in relation to no.53B, but as that dwelling has no windows/openings facing the site and existing separation is also maintained, it is not considered that there would be harm to amenity.

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposals are not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposal would therefore have limited and acceptable impact on the neighbours and the locality 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/19/00718 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:

Location Plan, Plans and Elevations drawing No. 0100\_HPA  
Block Plan Drawing no. 0100\_HPABP

**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 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.