
Site Address: 10 Azalea Close, Havant, PO9 2FL
Proposal: Single storey rear extension and roof alterations for dormer/loft conversion.
Application No: APP/19/00552 Expiry Date: 18/07/2019
Applicant: Mr Fenton
Agent: Mr Walker Case Officer: Karen Wooden
 Parkers Design
Ward: St Faiths
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi detached property located at the end of a cul-de-sac, backing onto open land. To the south west of the house is a block of two garages which serve the application site and their adjoining property. There are no boundary treatments to the front of the house.
- 1.2 The property is located to the south east of the hammerhead of Azalea Close and backs on to open land. The streetscene comprises of detached and semi detached modern properties, varying in style and design.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Single storey rear extension and roof alterations for dormer/loft conversion.

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

Arboriculturalist, Havant Borough Council
No objection

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: 3

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 proposed single storey extension is to be located to the rear of the property and as such will not be readily visible from the public domain. Notwithstanding this, the proposed materials are to be similar to those used on the host dwelling. The remaining external amenity area will be approximately 6m x 8.5m which is considered to be adequate for a modern property of this size. Furthermore the dimensions comply with the tolerances Schedule 2, Part 1, Class A.1(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and following the receipt of no neighbour objections, could have been constructed without the need for planning permission.

7.4 The original plans submitted showed a larger first floor and loft extension which extended from the ridge height eastwards to meet with the rear wall of the property, with a Juliet balcony on the second floor. The design was considered to be incongruous within the streetscene and in context with the design of the semi detached properties. This was considered to be contrary to Policy CS16 of the Havant Borough Core Strategy 2011 and subsequently an amended plan was received addressing these concerns. The amended scheme is a dormer window, set slightly below the ridge height and is set back from the front line of the wall below. A history check has been carried out and no restrictions were placed on the property in terms of loft conversions and as such, the amended alterations to the roof now comply with the tolerances of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore would not require the benefit of planning permission. Notwithstanding this, the design is much improved and less harmful on the character of the area which has other examples of dormer windows within close proximity.

- 7.5 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

- 7.6 Due to the location of the works it is not considered that any part of the proposal would have an adverse impact on the occupiers of the properties to the west.
- 7.7 To the west of the site is a large area of open land.
- 7.8 No. 9 Azalea Close is a detached house located to the north of the application site. The single storey rear extension is to be located approximately 1m from the northern boundary, which is defined by close board fencing, and over 2m from the southern elevation of the neighbouring property. A 45 degree light test shows that this element of the proposal will impact the light to the southern elevation of a conservatory to the rear of No. 9, however the conservatory also has glazing to the northern and eastern elevations. Furthermore much of the afternoon sun is blocked from this elevation of the conservatory by the main dwellinghouse at 10 Azalea Close. It has also been ascertained above that with no objections being received from the neighbours, this part of the application could have been constructed utilising Permitted Development Rights. The alterations to the roof will have no impact on the neighbour in terms of loss of light or overbearing. The submitted plans show no windows are to be inserted into the northern side of either the dormer or the ground floor extension. The windows to the dormer will overlook the rear gardens of the neighbouring properties, however the properties are located within a mid to high density residential area whereby the rear gardens of properties are already overlooked by neighbouring properties.
- 7.9 No. 11 Azalea Close is the attached property to the south, and due to the orientation it is not considered that either element of the proposal will have an adverse impact on the occupiers of the neighbouring house in terms of loss of light. The rear amenity space of No. 11 is already overlooked by the windows in the first floor of the application site, and it is not considered that the proposed dormer windows would create a significant loss of privacy.
- 7.10 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

- 7.11 The property will be increasing from three bedrooms to four and therefore to comply with the Havant Borough Parking Standards should provide curtilage parking for three vehicles. Due to the property being located at the end of a cul de sac within a modern housing development, the property currently provides no curtilage parking as such, but does own one of the two garages located to the south east, and can also parking to the front of the garage and the house, and therefore can accommodate three vehicles without having a detrimental impact on the highway or access to neighbouring houses.

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/19/00552 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 - received 23.05.19
Block plan - received 23.05.19
Existing floor plans - E101
Existing elevations - E102
Amended proposed elevations - P101 received 5.07.19
Amended proposed floor plans - P102 received 5.07.19
Amended proposed 3d view and site - P103 received 5.07.19

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.