

Recommendation: **GRANT PERMISSION**

None

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
Provisions are made that the existing garages are demolished in the safe way as they contain asbestos. So neighbours to the east and north are not contaminated	Not a material planning consideration, but a matter for the applicant to address if asbestos is present. An informative in relation to possible asbestos is provided
Neutral comment - the revised proposal is more acceptable and would not object if this went ahead.	Noted.
The 2 dormer windows will look straight into my front door and kitchen causing a breach of my privacy.	See part 7

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) Community Infrastructure Levy

(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 would change the hipped roof of this semi detached bungalow to a gable, to accommodate the conversion of the roof. Following discussions, two rear dormers are now proposed (previously to the front), with rooflights to the front. The pitched roof to the rear of the single storey lower element of the bungalow would be replaced with a crown roof. When discussions took place it was noted that there may be a fall back position for rear dormers on this property, under permitted development rights.
- 7.4 The proposal would also replace a front brick lean too porch with a single larger flat roofed extension (increase the size in width by approximately 3.2 m x 2.3 m to the east). Sliding doors are also proposed in the front elevation. Materials for the roof and walls would match existing, with composite cladding to dormer walls and the gable end. Aluminium windows and doors to replace existing.
- 7.5 On the ground floor there would be the entrance, toilet facilities, study dayroom/dining/kitchen area and a bedroom. At first floor there would be a bathroom and 2 bedrooms.
- 7.6 The existing two garages to the east would be replaced with a double garage along the southern boundary, close to the eastern boundary. The size of the garage would be 4.3 m x 5.2 m x 3.9 m.
- 7.7 The changes to the roof would change the symmetry of the roof lines of the semis, which are currently hipped, with pitched roofs for the lower elements to the rear. This however would not, on balance, significantly detract from the character and appearance of the property or the locality. The dormers to the rear, are set slightly down from the roof ridge and the windows are similar in size to those on the ground floor, albeit one is larger. In general terms the dormers are in line with the advice in Havant's Borough Design Guide.
- 7.8 The flat roof front extension, (the construction of which would necessitate the removal of a lean to porch) would overall improve the appearance of the property. The insertion of sliding doors in the south and east elevation, add to the design, as do the materials proposed.
- 7.9 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

- 7.10 An objection has been raised to the proposed dormers in the rear elevation, on the grounds of loss of privacy. The closest property to the rear is over 18 m to the north, with a road and fencing in between. Due to the distance between the two properties and the orientation of the nearest property, any overlooking would be of an oblique nature overlooking the front of the property; not private amenity space. Overlooking of an oblique nature would also be the case with the adjoining semi. Such overlooking would not be significantly harmful to residential amenity.

As to the front extension this would replace an existing lean to porch, with the impact on the adjoining semi's window to the west, being similar to that currently experienced and would not materially change the planning position.

With reference to the proposed garage there is a housing development to the south of the site, which is not shown on the plans. However, a site visit confirmed that the proposed garage would not have an adverse impact on the residential amenity of properties to the south.

- 7.11 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) Community Infrastructure Levy (CIL)

- 7.13 The proposal increases the accommodation by approximately 68 sq m. Therefore, payment under the CIL regime does not fall due.

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/19/00441 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:

Block Plan Existing - Drawing PG No. 01
Block Plan Proposed - Drawing PG No. 02
Existing Ground Floor - Drawing PG No. 03
Proposed Ground Floor - Drawing PG No. 04
Proposed First Floor - Drawing PG No. 05
Existing Elevations - Drawing PG No. 06
Proposed Elevations - Drawing PG No. 07
Proposed Garage - Drawing No. 08
Site Location & Block Plan - Drawing No. 09

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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