

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

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) Developer Contributions.

(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 to convert the roof, includes a flat roof rear dormer, set below the ridge line and back from the rear wall below, which is in line with the Borough Design Guide, although it is recognised that the size of the dormer is significant on the roof slope. The design of the rear dormer reflects others in the surrounding locality, albeit they are of different sizes, where lofts have been converted on these properties. Due to the dormer being to the rear of the property, it would have no material impact on the street scene or the character or appearance of the locality.

7.4 As to the rear extension, this would replace a mono roofed conservatory of less than half the size of the proposed flat roofed extension. Due to its position, the proposal

would have no material impact on the street scene or the character and appearance of the locality.

- 7.4 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 dormer would introduce a level of oblique overlooking of the neighbouring properties either side. Any overlooking to the rear is limited due to trees along this boundary. The degree of overlooking to either side is considered to be normal in such an established residential area and would not be significantly harmful to the residential amenity of neighbours.
- 7.5 There is a 1.8 metre fence between the boundary of the two semis and a conservatory to the rear of the adjoining property. The roof height of the proposal at its highest point is 0.8 metre higher than the existing conservatory on the application site, with a lantern taking it 0.5 metres higher. The design of the rear extension and the distance between it and the patio doors on the adjoining property should avoid any further loss of light to the adjacent neighbour, as per the guidance in the Borough Design Guide.
- 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). It is noted no letters of objection were received with respect to the scheme.

7.6 (iv) Developer Contributions

- 7.7 The development has been measured and is not CIL liable.

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/19/00460 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 external materials for the walls of the extension shall match, in type, colour and texture, those of the existing building so far as practicable. No above ground construction works shall take place until samples and/or a full specification of the cladding materials to be used externally on the building 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.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to the use of the loft area hereby permitted the en-suite window in the first floor on the south west facing elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and site plan

Existing plan

Proposed plan - Drawing No: 19/809/01

Reason: - To ensure provision of a satisfactory development.