

Recommendation: **GRANT PERMISSION**

DM13 (Car and Cycle Parking on Residential Development)

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: 6

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.

7.3 The proposed development has been submitted alongside an additional application APP/18/01195. This application applies for a certificate of lawful development to confirm whether a hip to gable enlargement to the side of No 49 and a rear dormer require planning permission. It has been determined that pending application APP/18/01195 being carried out prior to any decision being released for this current application APP/18/01186 then the works to the roof would not require permission and can be carried out under Permitted Development Rights. It has been queried whether, due to the fact that the PD works have to be carried out prior to the single storey development application, that the proposed plans under APP/18/01186 should show the hip to gable and rear dormer. However this has been confirmed not to be necessary and would not legally impact any decision released for APP/18/01186.

(ii) Appropriateness of design and impact on the character of the area

- 7.4 The proposed development involves a single storey rear extension and a loft conversion with two front single dormers.
- 7.5 Following a site visit it was noted that the streetscene contains predominantly bungalow and chalet style properties the majority of which are semi-detached in nature like No 49. Front dormers are a common type of development within Fir Copse road and typically appear on only one side of a semi-detached pair of properties. No 49 is attached to the neighbouring property No 51 both of which have a semi-uniform appearance however the properties do differ modestly in terms of materials and design which disrupts this symmetry. Furthermore under application APP/18/01195 No 49 shall be able to create a hip to gable development without the requirement of planning permission which shall disrupt this appearance further making the properties stand out from one another with a non-uniform appearance. Therefore, it is considered that the proposed addition of the front dormers is considered to not disrupt a specific uniformity across the neighbouring properties and would be an acceptable alteration that would fit into the appearance of the streetscene appropriately.
- 7.6 The proposed dormers are single and broken up in nature with a pitched roof. It would be commented on that although they do not appear disproportionate to the roof space available, it would create a better appearance were they to be separated further apart creating a balanced appearance to the front of No 49. However the proposed siting of the dormers is considered to not be sufficiently harmful enough to warrant a refusal of planning permission and from being built in matching materials the works, on balance, are considered to be acceptable.
- 7.7 The proposed development of the single storey extension shall be to the rear of No 49 and shall therefore not be readily viewable from the streetscene of Fir Copse Road. Although this shall extend the property to the rear the proposed works shall be in line with the existing elevations of No 49 and from being single storey in height are considered to not create a significant adverse visual impact. Following a site visit it was noted that extensions to the rear are present on neighbouring properties and therefore the works proposed to No 49 are considered to be in keeping to the character of the area and would not look significantly out of place.
- 7.8 Materials are proposed to match with a white render, concrete tiles on the dormers and a mixture of white and grey double glazing. Due to the position of the works on No 49 and that the majority of the materials shall be matching this is considered to be an acceptable aspect of the application and shall be conditioned accordingly.
- 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 The works have the potential to impact the adjacent neighbours No 51 and No 47 Fir Copse Road.
- 7.11 No 51 is the attached property to the north of No 49 and the neighbouring property has ground floor windows within the rear elevation. The proposed development at No 49 has been re-designed following an earlier submission to improve the relationship

between the development and neighbouring property. The ground floor extension has been reduced in depth by a large amount and now shall only project modestly past the rear elevation of No 51. The works then continue to the south at this reduced depth and then increase in depth along the south side of the property. Due to this design, depth and the works being flat roofed the development is considered to retain light levels reaching the ground floor windows of the neighbour and would not create shadowing nor appear significantly obtrusive from No 51. A window is proposed within the north side elevation of the extension but this shall be set an acceptable distance away from the shared boundary to the north which combined with the screening/fencing between them is considered to retain privacy levels between the neighbours. Combined with no objection being made the development, on balance, is considered to be acceptable.

- 7.12 No 47 is the neighbouring dwelling to the south and the works shall be set away from the shared boundary by approximately 1.8m which would meet with the guidance outlined in the Borough Design Guide in regards to single storey development and acceptable neighbour relationships. The works are also single storey in height and with No 47 being on an incline of land to that of No 49 the visual impact of the development is reduced further and is considered to be acceptable. From being to the north of the neighbour the proposed development shall not impact light levels reaching No 47 and shall not cause shadowing as a result. A window serving the kitchen at No 49 already looks across to No 47. An additional window to serve the kitchen is now proposed in the south side elevation of No 49 which shall look across to the property. No objection has been made against the proposal and from taking into account the existing over-looking between the neighbours and that the works shall be set off the shared boundary by an acceptable amount the works, on balance, are considered to not cause significant levels of over-looking and are acceptable.
- 7.13 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

- 7.14 The proposed conversion of the loft space shall retain the amount of bedroom numbers at No 49 as two. However it is acknowledged that APP/18/01195 shall increase the bungalow from a two to a four bedroom dwellinghouse. Under APP/18/01195 these works are able to be carried out without the need for planning permission and it is noted that to the front of the property there is an area of gravel which can accommodate three car parking spaces. This would ensure that the development accords with policy DM13 and the Havant Borough Parking SPD. A condition shall be included with the decision to ensure that this space is retained as part of the application site.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01186 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:

Proposed Floor and Section Plan: Drawing No PA-292-06

Proposed Elevation Plan: Drawing No PA-292-07

Design and Access Statement: Received 15.11.18

Proposed Site Block and Location Plan: Drawing No PA-292-05

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.