

Recommendation: **GRANT PERMISSION**

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

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Whilst we welcome the development of the site next door to us See section 7

I would like to inform you of our reservations for one aspect of the development. We would like to make known our concerns for privacy from the window closest to us in the master bedroom. This window would dominate our conservatory, which is used as a bedroom for my mother. My mother sleeps, washes and resides in our conservatory, and the window would form a gross lack of privacy for her when she is washing and changing.

The bedroom in the dormer has three windows so I'm sure the loss of one wouldn't affect the aesthetics or light (as the room is south facing) or at the very least we would request a window that has obscured glass and a non-opening window.

I have marked on the plans the window that concerns us.

Thank you for your promptness and professionalism in dealing with this matter thus far.

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) Planning Obligations/CIL
- (v) 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 Following a site visit it was noted that No 23 is in a state of disrepair and would benefit from an uplift and amendments which the proposal is considered to provide. The works involve the raising of the ridge height to create a first floor with bedrooms and bathrooms, a single storey rear extension and decking. The works propose to raise the ridge height by approximately 1.8m in order to accommodate dormers to the side which shall be set down from the main ridge height and up from the eaves sufficiently in order to create a subservient development within the roof space. Although these would ideally be broken up in nature it is considered that the impact caused is acceptable when taking into account the roof space which is available, the orientation of No 23 within the streetscene and the other examples of similar style dormers within Kings Road. Therefore, on balance, the visual impact caused is considered to be limited and acceptable.
- 7.4 Kings Road contains a mixed and diverse streetscene with two storey dwellings, chalet bungalows and bungalows most of which differ in design, position in their plots and palette of colour and materials available. As such, there is no set uniformity for the works proposed at No 23 to fit in with or disrupt. A chalet bungalow design is, however, considered to suit the application site appropriately and can be accommodated on the existing dwellinghouse without losing its original character nor appearing over-bearing or obtrusive from Kings Road.
- 7.5 From using a mixture of brickwork and plaster the works are considered to provide a positive uplift to the dwelling which would not appear out-of keeping to Kings Road and would result in an acceptable visual impact. However, without having specific details of the materials proposed and knowing what proportions of the dwellinghouse they shall occupy it is considered necessary to include a condition requesting samples and specifications of these materials to be submitted to the Local Planning Authority for approval.
- 7.6 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

- 7.7 The works have the potential to impact the adjacent neighbour No 21 Kings Road which is the two storey dwellinghouse to the east. No 23 is set centrally and forward within its plot with adequate set offs from both boundaries which reduces any visual impact caused by increasing the height and depth of the dwellinghouse. Although the development shall be increased in height by approx 1.8m and increased in depth to the rear the works shall be set off from the shared boundary with No 21 by approx 2.4m which alongside the pitched roof design shall ensure that the highest part of the development is away from the shared boundary by a total of 6.4m. This is considered to be a sufficient gap to ensure that the works do not appear over-bearing in nature to the neighbour nor lead to a significant loss of light or creation of shadowing. The

development, therefore, is considered to result in a limited and acceptable impact.

- 7.8 The works at No 23 propose first floor windows within the side elevation and concern was raised that over-looking may occur. It was agreed that the works had the potential to lead to a loss of privacy and as a result plans were amended to show obscure glazing proposed in the side windows which serve bedroom one, the bathrooms and hallways. The windows are also to be fixed shut and not openable unless they are higher than 1.7m from the proposed finished floor level and a condition shall be included with the decision to this effect which is considered to satisfactorily address this concern raised. The side windows towards the front of the dwellinghouse are considered to face the flank walls of the neighbouring dwellings reducing any impact for over-looking and a loss of privacy. These are considered to be acceptable to be retained with clear glass.
- 7.9 The neighbouring dwelling to the west is No 25 and is a bungalow in form. The increased height and depth of the proposed works at No 23 does have the potential to impact this neighbour however with the works being set off from the shared boundary by approx 4.4m this impact is significantly reduced. The design of the roof is pitched away from No 25 which shall ensure the highest part of the development would be away from this neighbour by 8m which combined with the modest increase in height of 1.8m is considered, on balance, to not create a significant un-neighbourly impact in terms of the works appearing over-bearing nor impacting light levels reaching the neighbour. The works, therefore, are considered to be acceptable.
- 7.10 As outlined in point 7.7 some of the windows in the first floor side elevation facing No 25 shall be conditioned to be fitted with obscure glass and non openable unless higher than 1.7m from the proposed finished floor level in order to protect privacy levels between the neighbours and prevent over-looking into the ground floor windows in the west side elevation of No 25. This is considered to remove any substantial harm in regards to over-looking.
- 7.11 Decking is proposed to the rear of the dwellinghouse which due to its height would not lead to significant over-looking nor a loss of privacy. Combined with the screening in place between the neighbours the works are considered to result in a limited and acceptable impact.
- 7.12 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) Planning Obligations/CIL

- 7.13 The application is liable to pay the Community Infrastructure Levy a total of £12,768.16 and the relevant forms have been sent including a draft liability notice.

(v) Parking

- 7.14 The dwellinghouse shall be increasing from a two to a four bedroom home. In order to accord with the Boroughs Parking SPD three parking spaces have been proposed in a tandem layout along the west side of the dwellinghouse which is considered to comply with the SPD and is an acceptable and suitable provision for a 4 bedroom home. This provision shall be conditioned to be implemented and retained as part of the decision.

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/18/01303 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:

Existing and Proposed Front and Rear Elevations Plan with Site Location Plan:
Received 25.02.19 Licence No 100042435

Section Plan: Received 25.03.2019

Existing and Proposed Floor Plan: Received 25.03.2019

Existing and Proposed Side Elevation Plan: Received 25.03.2019

Existing and Proposed Block Plan with Parking Layout Plan: Received
14.01.2019

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the east side elevation serving bedroom 1 to the rear and the en-suite as well as the windows in the first floor west side elevation serving bedroom 1, the stairway and bathroom shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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 car parking, servicing and other vehicular access arrangements shown on the approved plans Existing and Proposed Block Plan with Parking Layout Plan: Received 14.01.2019 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.

- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the 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.