
Site Address: 3 Spindle Close, Havant, PO9 2PX
Proposal: Hip to gable roof on front and rear elevations to incorporate loft conversion with Juliette balcony to rear; single storey rear extension; alteration to external materials including cladding and render.
Application No: APP/17/01351 Expiry Date: 13/02/2018
Applicant: Mr Padbury
Agent: Mr J Potter Case Officer: Tina Pickup
James Potter Associates
Ward: St Faiths DMC Lead Member

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached bungalow located on the north-western side of a cul-de-sac which features a mix of bungalows and chalet style dwellings. The chalets generally have gable ends fronting the road - the property immediately to the north-east has a mansard style roof. The application site has a fully hipped plain tiled roof beneath a mix of red brick and render elevations. The property has large eaves overhang with exposed rafters, a curved front window in the south-western corner, and a feature wide chimney on its north elevation. The bungalow has vehicular access to a side garage on its northern side. The rear garden is short, only some 7m deep, but some 14m wide. Rear boundaries are 1.5m high close boarded fencing.

The property to the rear that shares the rear boundary has a long garden but has a patio and sitting out area beneath a pergola immediately adjacent the rear fence. This is a west facing patio and appears a well used space.

2 Planning History

None relevant

3 Proposal

Hip to gable roof on front and rear elevations to incorporate loft conversion with Juliette balcony to rear; single storey rear extension; alteration to external materials including cladding and render.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM13 (Car and Cycle Parking on Residential Development)

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

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: 0

Comment	Officer Comment
None received	

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 development would fundamentally alter the external appearance and character of the existing property to a contemporary gabled end dwelling. The ridge height would remain the same but the front and rear hips would be changed to gable ends, and a half depth, small, 2m wide, side extension to south elevation would add a subservient side hipped roof. The existing front curved window would be replaced with

a traditional corner. A large glazing panel is proposed for the front gable and materials would include the introduction of timber cladding at first floor with render below, and aluminium framed windows. The roof is shown as remaining 'to match' so the retention of the darker plain tile.

- 7.4 Overall this change in roof profile is considered to be in keeping with the mixed design of the cul-de-sac where other gable ended properties exist. The retention of the dark plain roof tile is welcomed as the enlarged roof will be a dominant feature in street scene terms and it will remain in keeping with the overwhelming dark roof character of the cul-de-sac. The other elevation material changes would be acceptable.
- 7.5 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and is 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 Because the rear garden is only 7m deep and a neighbour's private sitting out area is located immediately abutting this rear boundary, then the proposed gable ended rear, north, elevation would appear quite imposing to users of the patio. As originally submitted this proposed north elevation included Juliette opening doors and full height side glazing panels and into the peak of the gable. It was considered that this large expanse of glazing in such close proximity to the shared boundary would result in an unacceptable perception of being overlooked to users of the adjacent patio. Amended plans have been submitted that have removed the side glazing panels and thus reduced the scale of glazing. Considering a Juliette opening door in a rear dormer could be permitted development and have a similar impact, then on balance this amendment is considered sufficient to reduce the potential perception of overlooking to the neighbours to the rear.
- 7.7 The agent has confirmed that the side velux windows would be set at a height such that they meet the 1.7m internal floor to eil height set out in the GDPO - this should be conditioned to protect the privacy of adjacent residents. In all other respects the proposal is considered to respect the amenity of neighbours - the side extension is largely set against No 2's garage and the windows in the west elevation are reduced from habitable rooms to just a w.c/shower and utility.
- 7.8 Consequently, it is considered that the amended proposal is unlikely to 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

- 7.9 The proposed development would result in a 4 bedroomed dwelling which requires 3 on site parking spaces to comply with the adopted Parking SPD. The existing garage on site is of substandard size to meet the internal dimensions set out in the SPD so cannot be counted as parking space. However the site has ample side drive and frontage to provide 3 on site spaces. Their provision can be conditioned.

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/17/01351

(A) 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 and Location Plan Dwrg Number: 17092-PL-001

Proposed Ground + First Floor Plans Dwrg Number: 17092-PL-003 Rev A

Proposed Elevations Dwrg Number: 17092-PL-005 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as specified on the hereby approved plans, with the roof tiles matching, in type, colour and texture, to 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.

- 4 All the first floor side roof light windows shown on the hereby approved plans shall be:

i) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed; AND

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 2012.

- 5 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to the

adopted Parking SPD 2016, policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Appendices:...