

Recommendation: **GRANT PERMISSION**

- 1.1 40 Southwood Road is a two storey mid terrace property located in a residential area. This property is located within a row of 8 properties of similar design, however the two properties to the west have undertaken similar works to those proposed, and therefore now have pitched roofs.
- 1.2 The front of the property is laid to lawn and provides no off road parking directly from Southwood Road, however to the rear of the property and accessed via Meath Close, there is the garage and curtilage parking for an additional two vehicles.

2.1 No relevant planning history

Replacement of flat roof with pitched roof to create habitable space

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

Developer Services, Southern Water
Southern Water would have no objections to the above proposal.

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: 5

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) Flood risk issues

(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 Although there is a precedent for flat roof two storey dwellings within close proximity to the application site, many have been altered, including both 42 and 42a which are sited to the east of this property. Furthermore a very similar proposal is currently being considered for the attached property to the east (40a Southwood Road). It is therefore considered that the proposal would result in a more appropriately designed property that would not be out of keeping within the streetscene. Notwithstanding this, the materials to be used are to be of a similar style to those used in the construction of the pitched roofs to the properties to the east.

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 proposal includes two rooflights to the southern elevation, with no additional windows proposed to the side elevations.

7.5 As previously mentioned, a similar scheme is being considered for the property to the east. It is not considered that the proposal would have a significant impact on the occupiers of the neighbouring properties in terms of loss of light or have an overbearing impact.

(iv) Flood Risk issues

7.6 A small area to the north and the south of the site are situated within Flood Zone 2 and

therefore a flood risk assessment has been submitted. The proposal includes no work to be undertaken at ground floor level and no floors are to be lowered or altered in any way and it is considered that this will not result in an addition to the risk of flooding.

- 7.7 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking or flooding 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.

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/18/00253 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 location /site plans and site sections - A103
Existing floor plans - A101
Existing elevations - A102
Existing views - A104
Proposed floor plans - A105
Amended proposed elevations - A106
Proposed location/site plans and site sections - A107
Proposed views - A108

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used 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.