

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

5.1 No consultations required for this application.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I object to this planning application as it will cause a lack of privacy at the rear of our property. Currently our view of the back of this house from our property includes its eaves and the roof. As the plan stands, there will be a top window in the stairwell and a dormer window above this current level, looking directly into our property. If these windows were roof lights at the same angle as the new roof line, we would have no objection, but we feel we should not lose our privacy if someone wants to add a third floor to their house.	Addressed in Section 7

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

(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 changes proposed to the application site will be visible from Grand Parade, Bound Lane and Orchard Road. The character of the locality is mixed, with properties which differ in size, shape and position within the plots, so there is no defined pattern or style. The height of the properties within Orchard Road and the surrounding roads greatly vary. It is considered that due to the mixture of properties currently visible close to the site, the proposal would not have a significant impact on the existing character. The proposed design of the alterations to the rear is contemporary in style, which is not considered to be out of keeping in this location, due to other modern constructions and extensions close to the site.

- 7.4 The proposed pitched roof dormer windows sit back into the roof, back from the front line of the wall below, below the existing ridge line, and will not dominate the roof of the existing building.
- 7.5 The proposal also includes the rendering of the external walls, with the addition of cedar cladding to part of the rear elevation. The properties within close proximity to the site are constructed using a mix of materials, which include bricks, cladding, render and hung tiles, and therefore it is not considered that this alteration in materials would have a significant impact on the area.
- 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 property to the east of the site (8 Orchard Road), is a detached bungalow. This neighbouring property is sited close to its eastern boundary and as such a generous separation gap of approximately 9m is retained between the two properties. The proposal shows no additional windows are to be inserted into the eastern elevation.
- 7.8 The property to the south of the site (1 Orchard Road) is a two storey detached house sited on the southern side of Orchard Road. The proposal includes the addition of two dormer windows to the southern elevation which will look towards the front of this neighbouring property, which is currently visible from the public domain. Furthermore a separation gap of approximately 27m will be retained between the two properties.
- 7.9 The property to the west of the site (31 Bound Lane) is a detached chalet bungalow which has the principal elevation facing west, and as such the majority of the windows are on the western elevation. To the north western side of the site is the vehicular access point, with an area of hard surfacing and attached garage. The main external amenity space is located to the southern western side of the site. As such, it is not considered that the proposal would result in significant loss of light or overlooking to this neighbouring property.
- 7.10 The property to the north (25 Bound Lane) is a detached bungalow sited approximately 40m from the two storey element of the application site. Concerns have been raised that the proposed windows to the northern elevation would result in a loss of privacy to the occupiers of this property, particularly once they have constructed an extension to which they have gained planning permission. The proposed additional windows to the rear are one window to the stairwell, one window to the master bedroom and one rooflight to the en-suite. Consideration has been taken into whether the windows, and in particular the proposed dormer window, would adversely impact the occupiers of No. 25 Bound Lane, however when considering the separation gap, any overlooking would not be considered significant enough to justify the refusal of this application.
- 7.11 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.

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/18/01018 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:

Location and block plan - 18084-101 (rev a)
Proposed loft and roof plan 18084-411 (rev a)
Proposed ground and first floor plan - 18084-410
Proposed elevations - 18084-510 (rev a)
Proposed elevations and section - 18084-511 (rev a)
Existing loft and roof plan - 18084-202
Existing elevations - 18084-301
Existing elevations and section - 18084-302

Reason: - To ensure provision of a satisfactory development.

- 3 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.