

Recommendation: **GRANT PERMISSION**

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)

DM13 (Car and Cycle Parking on Residential Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist, Havant Borough Council

No objection. My previous comments still apply and a condition that work is carried out in accordance with the tree report submitted.

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

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) Impact on TPO trees
- (iv) Impact on highways

- (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 proposal includes replacing the existing roof of the garage with a flat roof, and will

increase the height by approximately 0.8m. The garage is to be converted into a bedroom and subsequently the existing garage doors are to be replaced with a window, which will be of a similar style to the existing windows.

- 7.4 The proposed alterations to the rear of the property and the rooflights will not be readily visible from the public domain. Notwithstanding this the proposed materials are to be similar to those used on the existing dwelling.
- 7.5 It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality, which comprises of a mix of one and two storey dwellings which vary in style, age and design, and the proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.6 The proposed alterations are located to the rear of the property and therefore it is not considered that they would result in any impact on the occupiers of the property to the east.
- 7.6 48 Kings Road is sited within a good size plot and as such there is a separation gap of approximately 39m between the bungalow and the rear boundary line. It is therefore considered that the proposals would not have a significant impact on the occupiers of the properties to the west.
- 7.7 The property to the north (46 Kings Road) is a detached bungalow with front and rear dormers. The proposed rear extension will be sited approximately 1.5m from the northern boundary, with a separation gap of approximately 3m being retained between the extension and the dwelling to the north. The application shows there are to be no alterations to the existing boundary treatments which are a mix of fencing and natural screening. The extension is to include a window to the northern elevation with a cill height of 1.7m and therefore this, along with the boundary treatments, will reduce any potential overlooking. The rear dormer is set centrally within the existing roof, with the northern elevation being set approximately 2.3m from the boundary with No. 46.
- 7.8 The property to the south (50 Kings Road) is a detached house which, unlike the other properties on the western side of Kings Road, is set further back within its plot and on an angle with the principal elevation facing in a north easterly direction. The plans show that the proposed alterations to the southern elevation will not include any additional windows. The existing extensions which are currently the corridor, shower room and bedroom 2 are to be retained, with the only alteration being the replacement of the roof, which is currently consists of both a flat roof with a height of 2.85m and a pitched roof with a height of 3.5m. The proposed replacement roof will be flat with a maximum height of 3.1m. A gap of approximately 2m will be retained between the extension and the neighbouring dwelling to the south. The southern elevation of the proposed dormer will be in excess of 2.6m from the southern boundary. The dormer is to replace a balcony and therefore will not result in any increase in overlooking.
- 7.9 The rear dormer is to replace a balcony and therefore will not result in any increase in overlooking to any of the neighbouring properties.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to increased 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.

Impact on TPO trees

- 7.11 The applicants have provided a Tree Protection Plan demonstrating how the TPO trees are to be protected throughout the construction period, which is considered acceptable.

Impact on the highway

7.12 The proposal includes the conversion of the existing garage which would result in the loss of one car parking space. The dwelling will then have four bedrooms and as a result in accordance with the adopted car parking standards requires 3 car parking spaces. The front of the property is defined by hardsurfacing, which provides two parking spaces, the remaining element is a grassed area and includes a tree, which adds to the amenity of the area. Therefore the proposal could accommodate 3 car parking spaces, with the loss of the grassed area and tree, however this would result in the front of the property being dominated by hardsurfacing. It is therefore considered that whilst this proposal would not meet the adopted car parking standard, the application site is located on an unclassified road which is not subject to any parking restrictions, and should the need arise the parking of a vehicle on the highway would not have a significant adverse impact on the safety or free flow of the highway network. Furthermore it is considered the retention of the grass area helps break up the hardsurfacing in terms of visual amenity, in addition to helping drain the site of surface water run off. In conclusion the reduced level of car parking is considered acceptable in this unique situation.

- 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.

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/18/01105 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:

Floor plans, site plan and location plan - received 26.10.18 (Drawing 1)

Existing elevations - received 26.10.18 (Drawing 2)

Proposed elevations - received 26.10.18 (Drawing 3)

Tree protection plan - received 26.10.18 (Drawing 4)

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.