

Recommendation: **GRANT PERMISSION**

CS16	(High Quality Design)
DM10	(Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health

Updated Comments:

I took the condition from a response by Mark Moss to a previous application, but yes you can use an informative as detailed.

Previous Comments:

I have no objection to the proposal however the local residents are likely to be impacted by noise, dust and waste removal. I recommend the following controls to deal with these matters.

Condition 1

No bonfires to take place on the site,during any phase of the operation i.e demolition,excavation,clearance and construction works.

Reason To protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Hours of Work

You are requested to ensure that no works or ancillary operations ie scaffolding, plant movement associated with demolition,excavation,clearance or construction works at the development shall take place on any Sunday or Bank / Public Holiday,nor on any other day except between the following times: Monday to Friday: 8.00-18.00 and Saturday: 8:00-13.00.

Reason To protect residents from nearby properties from the effects of noise and vibration.

Informative regarding control of dust

Officer Comment: Informatives shall be included with the decision.

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: 4

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

(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 No 37 is situated in a run of 8 bungalows which present a uniform appearance in terms of their height, position in plots and spacing between them. However, the site is positioned within a crescent where examples of development are present and vary in design and character. The proposed development includes a loft conversion and raising of the ridge height at No 37 by approximately 1.05m. Although this shall cause a disruption to the visual uniformity of the bungalows this alteration is considered to be by a modest amount retaining the pitched roof to the sides and gable to the front with a window proposed at first floor which is proportionate to the space available on No 37 and other windows present. This increase in height is considered to not cause a dominant feature on the dwellinghouse nor would it set a harmful precedent within the run of dwellings should others wish to carry out similar works although in accordance with planning requirements each case would need to be considered on its own individual merits. From using matching materials to those already on No 37 the works are considered, on balance, to result in a limited and acceptable impact to the visual amenity of the area.

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

7.5 The works have the potential to impact the adjacent neighbours No 36 and No 38 North Crescent. It is noted that no letters of objection were received with respect to the scheme.

7.6 No 36 is the neighbouring dwelling to the east of No 37. Following a site visit it was noted that the neighbour has a single window fitted within the west side elevation at high level and with obscure glass. As such, any impact caused to this window in terms of outlook and light is limited. Therefore as the works shall be set away from the neighbour by approx 2.5m, increased in height by a modest 1.05m and hipped in design to the west, the impact caused to No 36 is considered to be limited and acceptable.

- 7.7 The garage at No 37 is proposed to be demolished and moved further forward on the dwellinghouse bringing the development in closer proximity to No 36. However, this new placement for the garage shall be in line with the neighbours flank wall and from being moved forward shall reduce the developments depth to the rear improving the current view when using the amenity space from No 36. Therefore the impact caused is considered to be acceptable.
- 7.8 The neighbouring dwelling to the west No 38 is separated from No 37 by a driveway creating a gap between the properties of approx 3m. The neighbouring dwelling has two windows in the east side of the property which serve a secondary bedroom/storage area and bathroom. One window is fitted with obscure glass and the other is served by an additional window within the rear elevation. The proposed development shall increase the height of the side elevation facing No 38 by approximately 1.05m. As the existing windows look out to the side elevation of No 37 as existing the increase in height is considered to not significantly worsen this outlook nor impact the current view from the windows significantly. The height does have the potential to impact light levels reaching the neighbour however the design of the roof is sloping away to the east which would ensure that the modest increase in height of the roof would be set further away from the neighbour than 3m. Combined with no objection from the neighbour in regards to the development the works, on balance, are considered to result in an acceptable impact.
- 7.9 Rooflights are proposed in both roof side elevations of No 37 to provide light into the landing area, bathroom and bedroom. The plans are scaled to show that these would be higher than 1.7m from the proposed finished floor level which is considered to be acceptable and would ensure that no significant over-looking occurs. It would be noted however that the adjacent neighbours would not have rooflights to be over-looked and due to the proposed rooflights serving secondary use rooms and being at an angle within the roof slope, any over-looking would be limited. It is therefore considered un-necessary to condition this as part of the decision in addition.
- 7.10 The works propose the movement of the chimney to the other side of the roof. Environmental Health have been consulted in regards to this and have raised no objection to the proposal pending certain informatives being included with the decision. As the chimney shall replace an existing one the development would not lead to an increased impact in terms of pollution and is therefore considered to be acceptable. Informatives shall be included with the decision.
- 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).

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/18/00996 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, Block, Location, Floor, Elevation and Section Plan:
Drawing No 18.235.100 Rev D

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.