

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

None.

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: 3

Comment	Officer Comment
I am concerned as a boundary sharer, I have not received any information about this planning application. It is as if my opinion does not matter. I would like to object to the planning for many reasons. I bought my bungalow because it was a bungalow with a front only dormer, and it was in a village of bungalows. Very few of the bungalows have rear dormers. My garden is not really overlooked and where it does there is planting to block any residents views of my garden/interior. I do not have curtains to the rear of my property and do not intend on putting any up. The original planner/builders had the foresight to stagger the bungalows so we were not immediately looking onto each other. Therefore the views that I have looking out of my back windows is	Neighbour notification letters were sent to all properties adjoining the boundaries of the application site. See section 7.

unspoilt. Which will change. Looking at the rear projection, I notice the dormer is larger by a fair amount than that at the front, which makes the property look disproportionate and unsightly. My concern is the materials that they will use. I feel if it was a lot smaller it may be more acceptable, because they are coming out of the building line. The windows will need to be opaque. The bit I don't understand is why buy a bungalow when you change it into a house. These bungalows sell like hotcakes, and people tend to keep them as bungalows. This is a lovely quiet area where we are all close to retirement and retired, god's waiting room is the joke name for the estate. It will be turned into a family noisy area. You can't buy bungalows that easily without estate agents rubbing their hands and this will be one less. I am sure I speak for a few members of Clinton road.	
Concerns raised regarding overlooking, loss of privacy and noise during construction	See section 7.
Concerns raised regarding overlooking, loss of privacy and design of scheme.	See 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 proposed roof extension and front dormer would be visible from the public realm, and whilst the area predominantly consists of bungalows, it is noted there are numerous properties with similar types of development within the vicinity. Therefore the proposed hip to gable conversion is not incongruous in the street scene. The proposed dormers are relatively large, but have been set in from the roof edge and below the ridge. The proposed cladding will upgrade the exterior appearance of the property. Whilst flat roof front dormers are not generally supported, considering there

are many other examples of similar large flat roof front dormers within the surrounding area, it would be inappropriate to now resist the proposal for its impact in street scene terms.

- 7.4 The single storey rear addition extends across the rear of the property and has a flat roof with a roof lantern. It will replace the existing conservatory and has a depth of 4 metres and a total height of 3.4 metres. Although the increase in the original footprint of the property is relatively modest, the scheme would result in a generous addition to the original volume of the property, although this can be comfortably accommodated within the extent of the site.
- 7.5 The new outbuilding is to replace the garage and is of a modest size with flat roof. The height of the buildign is 0.35 metres over the allowance for permitted development and this has triggered the need for planning permission.
- 7.6 The increase in height of part of the fencing in the rear garden is to improve the privacy to the application site and subsequently the adjoining properties.
- 7.7 Whilst there is an increase in the number of bedrooms from two to three, there is no requirement for any additional spaces and sufficient parking exists on the site for the two spaces required under the HBC Parking SPD July 2016
- 7.8 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged 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

- 7.9 Part of the proposal is to provide first floor accommodation within the roof space. Although there is a window in the new gable it is to serve a landing and a condition is recommended for this to be obscure-glazed to protect the privacy of the occupiers of the neighbouring property. There are no windows in the side windows in the proposed new dormers which are set in from the edge of the roof and the eaves. Whilst it is acknowledged they are of a generous size, there are a number of properties in the surrounding vicinity with similar extensions.
- 7.10 Concerns have been raised with respect to the design of the rear dormer and the perception of increasing the level of overlooking to the neighbouring properties, although a dormer of this size could be built without planning permission. Furthermore, the increase in the height of the rear and side boundary fencing will contribute to protecting the privacy of the occupiers of the neighbouring properties.
- 7.11 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed single storey rear extension falls comfortably outside the overshadowing zone of ground floor windows at 94 Silverdale Drive. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.12 The proposed outbuilding is close to the boundary with 90 Silverdale Drive, although it is sited adajcent to the neighbouring garage and it is judged any impact on this property would be negligible.
- 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).

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/18/00820 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 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.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the north east elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Existing elevations and floor plan
Drg no. 18/738/01 Rev A Proposed elevations and floor plan
Drg no. 18/738/02 Rev A Block plan, elevations and floor plan of gym/store;
fence elevation plan
Email dated 18 September 2018 from agent confirming colour of cladding

Reason: - To ensure provision of a satisfactory development.

