
Site Address: 14 Leigh Road, Havant, PO9 2ET
Proposal: Increase roof height by 120 mm including the provision of 5No. replacement skylights/glazed lanterns to existing openings raised by 120 mm with 1No. new skylight/ glazed lantern to serve gym area. (Retrospective application)
Application No: APP/17/00888 Expiry Date: 21/11/2017
Applicant: Mr M Patel
Manish Patel
Agent: Case Officer: Harriet Pitney
Ward: St Faiths
Site Visit Date:

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

No.14 Leigh Road, Havant is a detached, residential property located on the eastern side of Leigh Road, comprising white rendered elevations with a tiled pitched roof. The property benefits from open vehicular access from Leigh Road to the hard surfaced front driveway which provides offroad parking provision for several cars. A detached double garage also exists to the front of the property which benefits from rendered elevations and a tiled pitched roof.

The property benefits from a relatively large rear garden (which is approximately 62 metres in length) and is enclosed by timber fence panels which are approximately 2 metres in height and mature vegetation. The rear garden is primarily laid to lawn.

The area is primarily residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a varying age, style and design.

2 Planning History

00/50925/013 - Formation of covered way at north west corner of dwellinghouse, PERM,14/04/2000

99/50925/012 - Crown raise up to 6m a Monterey Cypress tree (T1) subject to TPO 1692, PERM,17/06/1999

97/50925/011 - Additional parapet roof to existing flat roof to rear of property (part retrospective application), PERM,11/06/1998

91/50925/006 - C/U from rest/nursing home (class C2) to homeless person accommodation (class C1) with self-contained managers flat and minor external alterations ., REF,10/10/1991

92/50925/009 - C/U from residential care home (Class C2) & flat to dwelling with 2 S/C apartments. First floor rear extn, ground floor side extn external alterations garage & car park to front., PERM,09/03/1992

APP/10/00616 - Retention of greenhouse to rear. , PERM,10/12/2010

3 Proposal

This application has been submitted on a retrospective basis following an investigation by the Planning Enforcement Team. The application therefore seeks retrospective consent to increase the roof height by 120mm including the provision of 5 No. replacement skylights/glazed lanterns to the existing openings raised by 120mm with the addition of 1 No. new skylight/glazed lantern to serve the gym area.

4 Policy Considerations

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)

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

Not required in relation to 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: 0

Summary: No representations received.

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 to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The development subject of this application would not be readily visible from the public realm or streetscene of Leigh Road by virtue of its siting to the rear of the property. On this basis, it is not considered that the development would result in any impact which would be considered harmful to the character and appearance of the area or the streetscene of Leigh Road.

- 7.4 The increase in roof height and the replacement of the existing rooflights/addition of a further rooflight relates to the extension to the rear of the main dwellinghouse which currently benefits from a number of rooflights within the existing roofslope which are currently in a rather dilapidated condition. On this basis and notwithstanding the above, it is considered the size, scale and design of the development is acceptable in context with the main dwellinghouse and is likely to improve the overall appearance of the flat roof.

- 7.5 The development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The properties on the eastern side of Leigh Road all benefit from relatively large plots of land, whereby the dwellings are all of a varying age, size, design and therefore varied in terms of their positioning within the plot.

- 7.7 Whilst the replacement rooflights and the addition of a further rooflight would be visible from both adjacent neighbouring properties (No.12 & 16 Leigh Road), particularly when viewed from the first floor, the existing rooflights were considered to be in a rather dilapidated condition and as such the replacement rooflights would be likely to result in a positive improvement in terms of the outlook from both adjacent neighbouring properties. The additional rooflight has been positioned centrally within the roof of the existing extension and on this basis it is not considered that this would have any additional impact on neighbour amenity through loss of privacy, outlook or appear overbearing.

- 7.8 In terms of the increase in height, it is not considered that the additional 120mm would result in any additional impact on the adjacent neighbouring properties and would not extend beyond the existing parapet. The development subject of this application does not seek to alter the existing width or depth of the extension to the rear.

- 7.9 Consequently, it is considered that the development is unlikely to appear overbearing or result in any overlooking/loss of privacy and would have a limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

- 7.10 It is noted that no letters of objection were received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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 PLANNING PERMISSION IN RETROSPECT** for application APP/17/00888 subject to the following conditions;

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan (scale: 1:1250)- received 15th August 2017

Photographs submitted showing existing roof lights (Pages 3-4 of email dated 12th September 2017)

Photographs submitted showing proposed roof lights- received 15th August 2017

Proposed roof plan- received 26th September 2017

Ultra sky lantern details (dated 14/07/2017)- received 15th August 2017

Dimensions of roof lanterns- received 26th September 2017

Reason: - To ensure provision of a satisfactory development.