

Recommendation: **GRANT PERMISSION**

DM13 (Car and Cycle Parking on Residential Development)

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**

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Officer Comment |
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| Concern from adjacent neighbour No47 regarding:<br><b><u>Updated Comments:</u></b><br>We have viewed the revised Planning Application for the above property, our neighbours to the north of us. We wish to comment on the Application as it now stands, but our comment is more a matter of raising questions as follows: We appreciate the revised front upper bedroom window as it appears to be a little more in keeping with the area's designs. We also appreciate the fact that the upper south facing window is obscured glass for privacy. However we are wondering about the fact that, as we had understood it, frontal developments need to comply with the existing building line; compliance with which, in this road's case, has succeeded in maintaining attractively set back properties. Our concern is simply that any building beyond the current permitted would make it possible for other properties along the road to build | See section 7   |

much further out, creating a completely different character in the road. On the other hand development we understand that up to half the property size is permitted to the back of owners' properties so providing more room in that direction.

**Previous Comments:**

We are concerned about these Plan's development to the front of the property for two reasons.

Firstly we are concerned that they exceed the existing building line for this and its similar neighbouring chalet houses to its south. Those of us in these properties who also had renovations completed, ours for example from local Plans accepted in 2014, were careful to ensure that we did not exceed that front building line so that the building's front appearance from the road together with its front driveway and garden were protected from otherwise creeping encroachment. Even in 2014 we were aware that there were a couple of residents locally who would be eager to build into their front, altering significantly the character of the road with its set back housing that has made it such an attractive area. Secondly we are concerned about the southeast front upper room extension and appearance that alters the characteristic roofline associated with these chalet properties and makes the property appear completely different and out of character from others similarly built in the area.

Understandably other properties have over the years and recently improved the first floor bedrooms by building dormer windows into the roof and these retain the existing, traditional and local attractive appearance.

## **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) Parking

- (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 works proposed to No 49 consist of a two storey extension to the front, extensions to the front and rear dormers, revised fenestration and single storey side and rear extensions. The works shall be viewable from St Thomas Avenue and have the potential to disrupt the visual appearance of No 49 and the streetscene.

7.4 The works proposed to the front of No 49 extend the existing building line forward by a modest amount of approximately 1.5m which is localised to a modest area on the front elevation. Concern has been raised that this shall cause a disruption to the existing building line which is noted. However taking into account the modest scale of the projection and that the works shall retain an acceptable front amenity space of approx 7m at the shortest point the development is considered to not appear over dominant or oppressive from the highway nor result in causing significant visual harm to St Thomas Avenue. The development is considered to be acceptable.

7.5 To the west St Thomas Avenue typically consists of detached chalet style bungalows with hipped roofs to the front elevation. To the east detached bungalows are present with gable roofs to the front elevation. The works originally proposed a gable roof to the front of No 49 which was considered to look out of place and create a dominant appearance when viewing the dwellinghouse from the road. This disruption to the visual amenity of the area required the plans to be amended to show a hipped roof to the front two storey projection with an amended fenestration. This change is considered to soften the appearance of the proposed development and link No 49 to the design of the other dwellings within the immediate streetscene of St Thomas Avenue. This is considered to be an acceptable and appropriate alteration which would ensure that the development has an acceptable visual impact and retains the existing character of the area.

7.6 The proposed single storey extension to the rear and side of No 49 shall be modest in size and flat roofed. Coupled with being set back from the highway by approximately 10.5m the development shall not have a strong visual dominance from St Thomas Avenue and the works are considered to be acceptable.

7.7 It is noted that render and cladding are proposed on the dwellinghouse. With these materials already present on No 49 planning permission is not required for the additional materials proposed and could be carried out under Permitted Development Rights. The works are therefore considered to be acceptable.

7.8 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

- 7.9 The works have the potential to impact the adjacent neighbours No 51 and No 47 St Thomas Avenue.
- 7.10 The neighbouring dwelling to the south No 47 has raised concern over the design of the development which has been addressed in points 7.4 and 7.5 of the report. In terms of neighbouring impact the works have been assessed based on the following. No 49 is to the north of No 47 which shall ensure that light levels reaching the neighbouring dwelling are not significantly impacted as a result. The proposed development shall increase the depth of the side elevation at two storey height however the works shall be set off the shared boundary to the south by approximately 3m which is increased further by the neighbours garage between the dwellings. Alongside the hip of the roof proposed to the front and modest projection past the front building line of No 47 the development is considered to not appear oppressive nor over-bearing from the windows in the side and front elevation of the neighbour.
- 7.11 A new first floor window in the south side elevation serving a bathroom is proposed and shall be fitted with obscure glass to prevent over-looking and protect privacy levels. This shall be conditioned as part of the decision to also be fixed shut unless higher than 1.7m from the proposed finished floor level in order to maintain existing privacy levels between the dwellings. Two rooflights are proposed within the bedroom roof elevation which shall be conditioned to be higher than 1.7m from the proposed finished floor level in order to prevent over-looking. A ground floor window serving a study shall be widened as part of the development which is considered to not lead to a significant additional amount of over-looking as a result - it could in any event be carried out normal permitted development rights. With the inclusion of these conditions the development is considered to result in an acceptable impact.
- 7.12 The neighbouring dwelling to the north No 51 is set away from the shared boundary by approximately 3m. A single storey extension is proposed to run the length of No 49 and wrap around to the rear. Although the works shall be in close proximity to the shared boundary they are single storey in height and flat roofed. As the neighbour has an existing view to the flank wall of No 49 and 2m timber screening between the dwellings the visual impact caused to No 51 is not considered to be significantly harmful. No new windows are proposed within the extension and a first floor side window shall be removed improving privacy levels between the neighbours. The development is considered to result in a limited and acceptable impact.
- 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).

(iv) Parking

- 7.14 The works proposed to No 49 increase the amount of bedrooms to 4 and remove the integral garage. In order to comply with the Borough Parking SPD three parking spaces are required to be provided onsite which has been shown on the submitted plan Drawing No 18035-402- A. The proposed layout is reflective of other layouts within the streetscene and as the spaces can be accommodated to the size proposed and the depth to the front amenity space is not able to accommodate a tandem arrangement the works are considered to be acceptable and accord with the SPD.

## 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/18/00753 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:

Proposed Elevation Plan: Drawing No 18035-505-0  
Location and Block Plan: Drawing No 18035-101-A  
Proposed Floor and Parking Plan: Drawing No 18035-402-A

**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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans Drawing No 18035-402-A to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted:
- (a) the window in the first floor on the south elevation facing No 47 and serving the bathroom shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter; and
  - (b) the rooflights proposed in the north and south roof elevations serving the bedroom shall be to a height of no less than 1.7m above finished floor level 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.