

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)
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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 consideration

(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 elevation of the roof in combination with the front and rear dormers and the proposed extension would represent a significant increase in the bulk, mass and scale of the application property, though the proposed dwelling, as altered and extended, would not appear overlarge or incongruous in its form, style or scale within the context of the application site or neighbouring dwellings. Hip to gable elevations and front dormers are prolific within the street scene and as such the proposal would not appear incongruous in appearance or character relative to surrounding development.
- 7.4 As originally proposed the front and rear dormers were considered to be overly large, dominating the front and rear roof slopes of the main house, and thus were not acceptable. However, following negotiations with the agent and applicant the dormers were both reduced in scale. The dormers, as currently proposed, would each appear subservient to the main roof slope and would be appropriately set in from the edges of the roof and up from the eaves of the main property. The dormers would be in-keeping with the main house in their hipped roof form and style and constructed from matching materials. The front and rear dormers would not have a significant negative impact upon the visual amenity or character of the property or the wider locality.
- 7.5 The proposed extension would be situated to the rear of the main dwelling where it would not be readily visible within the street scene. The extension would not appear incongruous relative to the main house or neighbouring development in respect of style, form, scale or materials and would not impact negatively upon the appearance of the application site or the surrounding area.
- 7.6 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

- 7.7 The proposed roof extension and dormers windows, owing to the position of the application property relative to the neighbouring houses, would not be expected to impact negatively upon the amenities of surrounding development in respect of outlook or light.
- 7.8 The proposed development would serve to introduce windows at first floor level to the front and rear of the property, which is currently a single storey structure. The windows to both the front and rear would serve habitable accommodation (bedrooms). Owing to the distance to be maintained between the application property and the properties situated to the front and rear of the application site the proposed first floor windows would not be expected to have a significant negative impact upon the privacy of surrounding development.
- 7.9 The proposed rear extension would not protrude beyond the rear elevations of the neighbouring houses on either side and would not contain any side facing openings. In considering the scale and position of the extension relative to the existing house and neighbouring properties the extension would not be expected to impact negatively upon the outlook, light or privacy of surrounding development.
- 7.10 Consequently, it is considered that the proposal is unlikely to 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.

(iv) Parking consideration

- 7.11 The proposed development would increase the level of accommodation within the property from two bedrooms to three, which as per the HBC Parking SPD would require the application property, as extended, to have provision for the parking of three vehicles, rather than two as per the existing arrangement. The private driveway which exists to the front of the existing house, and would remain unchanged in its measurements under the current application, could accommodate three vehicles as per the guidance contained within the Parking SPD. It is also noted that there is ample availability within the street for on street vehicle parking. As such the proposal would not be considered likely to impact negatively upon parking or traffic within the locality and would not contravene local guidance in this regard.

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/18/00392

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:

SF01A - EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION
PO88AJ REV A - PROPOSED SITE AND ROOF PLAN
BLOCK PLAN

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 or shall otherwise be in strict accordance with those stated on the approved plans.
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.