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|-----------------|----------------------------------------------------|---------------|---------------|
| Site Address:   | 37 St Johns Road, Havant, PO9 3TR                  |               |               |
| Proposal:       | Alterations to rear extension and loft conversion. |               |               |
| Application No: | APP/18/00409                                       | Expiry Date:  | 19/06/2018    |
| Applicant:      | Mr Wilson                                          |               |               |
| Agent:          | Mr Critchley                                       | Case Officer: | Rachel Ballam |
|                 | Critchley Architecture and Design                  |               |               |
| Ward:           | Barncroft                                          |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application property is a two-storey end-of-terrace house situated within the defined urban area of Havant. The property is fronted by the road and surrounded by residential development. Development within the street presents a uniform frontage with regards to form and style, with some variation of materials within the locality. The application property is constructed from facing brick with concrete profiled roof tiles and white uPVC fenestration. A concrete driveway with no front boundary treatment separates the main dwelling from the road. the rear garden is bordered by a close board timber fence.

## **2 Planning History**

50/00892 - for the erection of dwelling houses and the installation of roads and sewers, UNK,08/05/1950

## **3 Proposal**

- 3.1 The application proposes the replacement of the existing mono-pitched rear extension with a new single storey flat roofed extension of slightly increased scale and footprint. The application also proposes a small flat roof dormer to the front pitch of the main roof and a larger flat roof dormer containing two window units to the rear pitch of the existing main roof. The proposed dormer windows would facilitate the use of the roof space as additional habitable accommodation.
- 3.2 The existing rear extension is constructed in two parts: a structure of white painted blockwork with a sloping glazed roof, and a deeper brick built structure with corrugated metal roof. The proposed extension would replace the blockwork structure in its entirety and would reform the roof of the brick built structure from mono pitched to flat. The resulting structure would have a continuous rear elevation, in line with that of the existing brick built structure, and roof line. The extension would achieve a maximum height above ground level of 2.6m, representing a slight decrease in maximum height relative to the existing projections to be altered and replaced.
- 3.3 The proposed dormers would be clad in dark grey fibre cement cladding boards whilst the extension would be constructed from bricks to match those of the existing property.

## **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)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

## **5 Statutory and Non Statutory Consultations**

### **Highways Engineer, Development Engineer**

This application should be determined by the Planning Authority using Standard Highway guidance..

## **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: 0

| Comment | Officer Comment |
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## **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 rear extension would represent an improvement in visual amenity relative to the existing structures to be demolished and altered, resulting in a structure of more cohesive design and higher aesthetic quality. The extension would be in-keeping in its design and materials relative to the existing main property and within the context of surrounding development, resembling closely the existing rear projection of the neighbouring property to the west. The extension would not be visible from the fronting road and as such would have no impact upon the appearance or character of the street scene.

7.4 There are few examples of rear dormers within the local area and no current examples of dormers to the front roof pitches of properties within the immediate locality. The rear dormer would not be visible from the fronting road and would thus have no significant impact upon the character or appearance of the street scene. The rear dormer, whilst relatively large in scale, would remain subservient to the main roof slope and would be constructed in a form and style that would be considered appropriate to the existing main house. The dormer to the front roof pitch would be small in scale and highly subservient to the existing roof slope. The dormer would be visible within the street scene but would not appear out-of-keeping in its form or style relative to the existing house or within the context of the uniform locality, albeit representing the first development of this kind within the immediate area. The proposed dormers would be clad in good quality materials of a dark colour which would not be expected to appear incongruous relative to the existing tiled roof.

7.5 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

7.6 The proposed rear extension would not project by any significant amount beyond the line of the rear elevation of the existing extension to the neighbouring property to the west. The extension would represent a reduction in height relative to the maximum height of the existing structures to be altered and replaced. The proposed extension would not project any further toward the common boundary shared with the neighbouring property to the east, nor would it be any deeper, than the existing brick built projection to be retained and altered. One door and one small window are proposed for the east elevation of the extension; the proposed openings would be at ground floor level and obscured by the existing boundary fence which is to be retained.

7.7 The proposed dormers would not be expected to have any significant negative impact upon the outlook or light of surrounding development. With regards to privacy of surrounding residential development the impact of the additional north and south facing windows at second floor level would be mitigated by the wide separation distance to be maintained between the application property and the adjacent houses to the front (north) and rear (south) of the application site. A distance of approximately 55m would be retained between the rear facing dormer windows and the facing elevations of the properties to the south (far in excess of the 28m separation distance recommended

within the HBC design guidance), with approximately 25m to be retained between the front facing dormer window and the facing elevations of the properties to the north.

- 7.8 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 Considerations

- 7.9 The proposed development would facilitate the net addition of one new bedroom, which would increase the parking requirements for the application property from two to three, as per the guidance contained within the HBC Parking Supplementary Planning Document. The measurements taken from the plans provided of the driveway to the front of the application property are in accordance with the guidance provided within the Parking SPD for the provision of parking for 3x vehicles. Moreover, upon visiting the application site during the course of the current application three cars were observed parked within the private driveway belonging to the property. As such the proposed development would be acceptable 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00409

(A)

(B) for the following reasons/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:

18009-101 Site Plan  
18009-401 Proposed Plans  
18009-501 Proposed Elevations

**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 as indicated on

the plans and details hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

**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.