

Recommendation: **GRANT PERMISSION**

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

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. Whilst the proposed front dormer has a flat roof, it is set well below the ridge height and in from the roof edges as recommended in the Havant Borough Council Borough Design Guide and consequently does not dominate the roof of the building. The rear dormer would not be visible from the highway and it is noted in isolation, the rear dormer and hip to gable extension could be constructed within the realms of permitted development. Considering there are many other examples of similar flat roof dormers within the immediate area, it would be inappropriate to now resist the proposal for its impact in street scene terms.

7.4 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 be

an incongruous feature in the street scene and would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 There is one window in the new gable serving a shower room and a condition is recommended for this window to be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the level of the floor of the room in which the window is installed. There are no side windows in the proposed new dormers which are set in from the edge of the roof and the eaves and are consequently unlikely to appear dominant. Whilst the proposal would be visible from the streetscene, the dwelling is set back approximately 4 metres from the highway and other properties in the area benefit from roof extensions of similar designs.
- 7.6 The juliet balcony to the rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although a similar design could be constructed without planning permission and there are other examples of this type of development in the surrounding area. . There are no properties to the rear of the application site, and the property opposite is deemed to be a sufficient distance away from the application site.
- 7.7 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to additional overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite, 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.

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/17/01251 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 stated under Section 10 (Materials) of the application form, together with white cedar board to the gable end.
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 At no time shall the flat roof of the existing single storey rear extension be used as a balcony without prior written approval from the Local Planning

Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 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 southern elevation 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.

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.

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

Drg no. 101	Location and site plans
Drg no. 102 Rev A	Existing elevations, floor and roof plans
Drg no. 300 Rev C	Proposed elevations and floor plans

Reason: - To ensure provision of a satisfactory development.