

Recommendation: **GRANT PERMISSION**

1.1 198 London Road is a detached chalet bungalow constructed of render, tile hanging and concrete tiles in Waterlooville, Havant. The dwellinghouse has an adequate amenity space to the front which is fully hard-surfaced in order to accommodate multiple cars and is surrounded with a curtilage boundary constructed of 1m brick wall. The boundary to the north side of the dwellinghouse is constructed of 1.8m brick wall and runs the length of the curtilage of the site. To the rear the amenity space is large in size and mostly laid as lawn with a conservatory to the rear. Dormers are present within the north and south roof space.

90/55170/000 - Change of use to bed and breakfast accommodation, PERM, 01/11/1990
90/55170/001 - Retention of conservatory and shed at rear., PERM,

Part demolition of existing single storey side extension, extension to the existing north eastern dormer, cladding and render.

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

5 **Statutory and Non Statutory Consultations**

Developer Services, Southern Water

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that the site lies within the Source Protection Zone.

Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

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: 2

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 works proposed to No 198 consist of a part demolition of the single storey extension to the north side of the dwellinghouse and an extension of the existing dormer in place to the north side roofspace. The works shall be viewable from the public realm however the demolition of the extension is considered not cause a significant impact to the character and appearance of the area. Although the extension of the dormer shall increase the overall size of the dormer present on No 198 the works are proposed to continue the same design, shape and position of the existing dormer. It is acknowledged that under Permitted Development Rights dormers to the side roofspace of dwellings can be allowed to be built at a large size without planning permission and as the works proposed to No 198 are set adequately down from the ridge height and up from the eaves the overall mass and bulk is considered to have an acceptable impact on the visual locality of the area. It was noted following a site visit that the greater streetscene contains dormers in the side roof elevation and as this is a modest increase to the existing dormer the impact caused is considered to not be

significant enough to warrant a refusal of planning permission.

- 7.4 The proposed cladding is a new material proposed for the dwellinghouse but No 198 is positioned in a streetscene where the materials and palette of the dwellings vary and therefore the works are considered to not look significantly out of place. However, as the colour and type of cladding has not been submitted with the application a condition requiring a sample and specifications of the material proposed shall be requested to be submitted to the Local Planning Authority for approval prior to building work commencing in order to ensure that it is in keeping to the locality.
- 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 development has the potential to impact the adjacent neighbours No 196 to the south and No 200 to the north. No 196 is positioned to the south of the dwellinghouse and as such shall be screened from the development by No 198 as the works shall be to the north of the existing dwellinghouse and shall not extend past the existing rear elevation. Therefore the impact caused as a result is considered to be limited and acceptable.
- 7.7 No 200 is set further back in its plot compared to No 198 and is approximately 2.5m away from the rear elevation of No 198. Both dwellings are set off the shared curtilage boundary and a tree is in place between the dwellings. Part of the development at No 198 includes the installation of a bedroom window within the proposed dormer. This is proposed to be positioned in close proximity to the existing window in order to reduce the element of over-looking to No 200 which is the potential impact caused as a result of the development. However, the window shall create a view directly north which shall look onto the front amenity space of No 200 which is currently used for parking and is open to view from the public realm and highway of London Road. As the use of the room shall be for a bedroom there is also not considered to be regular occupancy in the room unlike in a kitchen or a lounge. Coupled with no objection being received by the neighbouring dwelling the works, on balance, are considered to result in a modest and acceptable impact which would not warrant a refusal of planning permission.
- 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.

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/18/00009 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 Elevations, Floor, Location and Site Plan: Drawing No 17/660/01
Email confirming existing development: Received 23.03.2018

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the cladding materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.