
Site Address: 36 Western Road, Havant, PO9 1NJ
Proposal: Erection of two storey front extension and rear dormer window.
Application No: APP/18/00110 Expiry Date: 02/04/2018
Applicant: Mr Gilman
Agent: Mr Potter Case Officer: Karen Wooden
James Potter Associates
Ward: Bedhampton
Site Visit Date: 28/03/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow located on the southern side of Western Road. The property has brick and render to the elevations and a hung tiled roof. The streetscene of Western Road is varied with older style terraced properties to the west, and more modern terrace properties to the east.
- 1.2 The current property has two bay windows to the principal elevation. The front of the bungalow has been hard surfaced, providing off road parking.

2 Planning History

- 2.1 No relevant planning history

3 Proposal

Erection of two storey front extension and rear dormer window. The plans also show a single storey rear extension, however the dimensions comply with the tolerances of Permitted Development and therefore this does not require planning permission, providing the materials used are similar to those used on the original dwellinghouse.

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)

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

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control
Principal Conservation Officer No Objection

The proposed front and side extensions and dormer will be located within a site which is located outside the Brockhampton Conservation Area. The proposed rear roof dormer does appear large in the context of the existing dwelling, but it will not be

readily visible from any public vantage points within the conservation area.

It is also proposed to erect a front extension to the property which would be visible from Western Road. Whilst this part of the proposal gives the property more vertical emphasis within the street scene I do not believe the design and size of the proposals would cause any harm to the conservation area.

As such proposals would not have a detrimental impact on the setting of the nearby conservation area and as such I have no objection.

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: 9

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 16/02/2018

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 streetscene of Western Road is relatively varied with a range of residential dwellinghouses all of varying age, style and design. Directly to the west of the site is a detached rendered bungalow, to the east is a terrace of two storey houses and opposite is a detached brick built dwelling.

7.4 The initial plans submitted showed the proposal to have pitched windows to match the pitch of the first floor extensions. It was considered that the window features would be particularly incongruous within the existing streetscene. The initial plans also showed the rear dormer would have the same height as the ridge of the existing property. It was considered that this would have a bulky appearance and have a negative impact on the character of the adjacent Conservation Area. Amended plans have subsequently been received, showing the first floor windows on the principal elevation to be of a more traditional design, and reducing the height of the dormer.

- 7.5 The design and appearance of the amended proposal is now 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 or the adjacent Conservation Area.

(iii) Effect on neighbouring properties

- 7.6 The application site is sited approximately 15m from the property to the north and therefore it is not considered that the proposals would be detrimental to the occupiers of this property.
- 7.7 a separation gap of approximately 9m will be retained between the application site and the property to the west (37 Western Road). There are to be no first floor windows to be inserted into the western elevation and therefore it is not considered that the proposal would have a significant impact on the occupiers of this neighbouring property in terms of overshadowing or overlooking.
- 7.8 The property to the east (35 Western Road) is a two storey end of terrace house with no windows to the eastern elevation. The front elevation of the property extend no further forward than the bays of the existing bungalow, which follows a similar building line to the terrace to the east. No windows are proposed to be inserted into the eastern elevation of the additions. It is accepted that the windows within the rear dormer will result in an element of overlooking to the rear of No. 35 Western Road, however the application site is located within an area of mid to high density where some levels of overlooking have to be accepted.
- 7.9 The proposed rear dormer will be sited approximately 35m from the property to the rear (148 West Street). It is therefore not considered that the dormer would result in significant overlooking to this neighbouring property.
- 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.

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/18/00110 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:

Block and location plan - 17108-PL-001 (rev a)
Existing and proposed ground floor plan - 17108-PL-002
Existing and proposed first floor plan - 17108-PL-003
Existing elevations - 17108-PL-004
Proposed elevations - 17108-PL-005 (rev a)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be in accordance with the plans and application form submitted as part of this application.

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.