
Site Address:	49 Littlepark Avenue, Havant, PO9 3QU		
Proposal:	Front porch; loft conversion with front dormer		
Application No:	APP/17/00564	Expiry Date:	18/07/2017
Applicant:	Mr Barton		
Agent:	Mr Potter	Case Officer:	Emma Chisnall
	James Potter Associates		
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 49 Littlepark Avenue is a semi-detached bungalow situated in Havant within a residential area containing semi-detached bungalows of similar style and design. The dwellinghouse is located on an incline from east to west and has a fully hard-surfaced area to the front in order to accommodate two cars onsite. The front curtilage is surrounded by a low brick wall with some hedging in place making No 49 prominent in the streetscene and easily viewable.
- 1.2 To the rear the dwellinghouse has an adequately sized amenity space laid with central paving with lawn either side which is surrounded with a 1.8m timber fence around the curtilage boundary. A large out-house is in position along the rear curtilage with a single storey conservatory in position along the rear elevation.

2 Planning History

None

3 Proposal

Front porch; loft conversion with front dormer.

4 Policy Considerations

National Planning Policy Framework 2012

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)

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: 4

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
- (iv) Parking

(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 49 Littlepark is situated in a residential area characterised by bungalows. As a semi-detached dwelling the works proposed to No 49 have the potential to disrupt the symmetry of the attached neighbour however it is acknowledged that the hip to gable (with a barn hip) proposed can be carried out under Permitted Development Rights and therefore without planning permission and as such would not warrant a refusal of the planning permission. However it is acknowledged that the barn hip would improve the visual appearance of No 49 in comparison to a full gable roof which is permitted under the order.

7.4 Confirmation was received on 19th June via email that the ridge height of No 49 shall not be raised therefore this has been removed from the description and has not been considered as part of the development as a result. The retention of the existing ridge height should ensure that the heights of the semi-detached dwellings remain the same creating a balanced appearance between No 49 and No 50 Littlepark Avenue. Materials are also proposed that are matching to No 49 which should ensure the development looks in keeping to the existing dwellinghouse and not out of place.

7.5 The dormer proposed to the front of No 49 is considered to be out of character to the locality of Littlepark Road however on balance the size of the dormer is considered to be small and in proportion in the roof space and its design is acceptable. Therefore although dormers are not a feature of the local street scene it is considered that on balance the proposal would have an acceptable visual impact.

7.6 The rooflights proposed to the rear would be hidden from the public realm and are therefore considered to result in a limited and acceptable impact.

- 7.7 The proposed porch is considered to be moderate in size and of a good quality design on No 49. Although it is a different design within the streetscene the proposal is considered to have a limited and acceptable visual impact on No 49 and the locality.
- 7.8 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

- 7.9 The works proposed to No 49 include the hip to gable enlargement that will increase the mass and bulk of the development to the west. However these works are set off the shared boundary with No 47 and due to the orientation of the neighbouring dwellinghouse shall be against the garage and part of the rear amenity space. It is noted that no objections have been made to the proposal and as this part of the development can be carried out without planning permission under the General Permitted Development Order (2015) this part of the proposal would not warrant a refusal for planning permission.
- 7.10 The dormer to the front of No 49 is set sufficiently away from the dwellings opposite by approximately 35m due to No 49 being set back in its plot and being separated by the highway. The development is therefore considered to not result in significant over-looking and can be considered acceptable.
- 7.11 Three rooflights are proposed to the rear roof elevation of No 49 to serve a bedroom and shall be positioned on the sloped hipped roof. Although these windows have the potential to cause over-looking an assessment has been undergone and it is noted that the three rooflights shall be at a high level on the existing roofslope and also fall under the criteria of Permitted Development Rights meaning that planning permission would not be required for this part of the development. Therefore the rooflights would not constitute grounds for refusal and are considered to have an acceptable impact.
- 7.12 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

- 7.13 Although the development shall include a proposed bedroom at first floor level this is alongside the conversion of a downstairs bedroom into a bathroom and utility room. Due to this the dwellinghouse shall not increase the bedroom numbers from two and as such the parking arrangement provided onsite as existing is considered adequate in order for the development to comply with the Borough Parking SPD.

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/17/00564 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 match, in type, colour and texture, those of the existing building so far as practicable.
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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Elevation Plan: Drawing No 17039-PL-005
Front 3d Visual Plan: Drawing No 17039-PL-107
Existing and Proposed Loft Plan: Drawing No 17039-PL-003
Block and Location Plan: Drawing No 17039-PL-001
Ground Floor Plans: Drawing No. 17039-PL-002
Confirmation that ridge height shall not be raised. Received via email 19.06.2017
Reason: - To ensure provision of a satisfactory development.