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|------------------|------------------------------------------------------------|---------------|---------------|
| Site Address:    | 44 Berkeley Square, Havant, PO9 2RT                        |               |               |
| Proposal:        | Single storey rear extension, render and roof alterations. |               |               |
| Application No:  | APP/18/00319                                               | Expiry Date:  | 29/05/2018    |
| Applicant:       | Mr & Mrs Gifford                                           |               |               |
| Agent:           | Mr M Critchley                                             | Case Officer: | Emma Chisnall |
| Ward:            | St Faiths                                                  |               |               |
| Site Visit Date: |                                                            |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 44 Berkeley Square is a detached bungalow situated on level ground in Havant. The dwellinghouse is situated between Berkeley Square and Emsworth Road and is constructed of facing brickwork and concrete tiles. No 44 has an adequate parking provision in the form of hard-surfacing which can accommodate two parking spaces and one detached garage to the east side of the dwellinghouse. To the rear the amenity space is large in size which is laid as lawn and has a curtilage boundary constructed of 1.8m timber fencing in the majority with mature high hedging along the south boundary and 1m brick wall directly between the adjacent neighbours. An outhouse is present along the rear south boundary.

## **2 Planning History**

None

## **3 Proposal**

Single storey rear extension, render and roof alterations.

## **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: 1

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Officer Comment      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p>Concern raised by No 42 Berkeley Square regarding:</p> <p>Whilst i support the proposed downstairs extension and rearrangement of rooms, my concern lies with the extended roof line to the rear. This can be seen on the proposed western elevation, and relates to the proposed bed.1 on the floor plans.</p> <p>My property borders the western elevation, and i believe the extended roof line to the rear will negatively impact the amount of daylight to rooms (bedroom and bathroom) on that side of my property.</p> <p>I would request that the planning office ensure that the development has no detrimental effect on the daylight to rooms on my property.</p> <p>As a suggestion, if the upstairs floorplan removed bedroom 1, and left the Guest room and bathroom, this would seem to have no impact to the roofline toward the south of the property, to which i would have no objection.</p> | <p>See section 7</p> |

## 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 The works proposed to No 44 shall alter the appearance of the dwelling from Berkeley Square with the creation of a dormer in the front and side roof space alongside the alteration of the roof design. Following a site visit the streetscene did not contain many examples of development within the roof but the pattern and design of the dwellings within Berkeley Square did differ from the east to west creating a varied appearance within the streetscene. The alterations proposed to the roof are considered to improve the visual appearance of No 44 maintaining and protecting the visual appearance and character of the area. Although the proposed two dormers shall impact this to some degree it is acknowledged that these are modest in size and appear in proportion to the roofspace at No 44 and as such, are considered to not be contrary to the Boroughs Design Guide. They are therefore considered to be acceptable.
- 7.4 The proposed works to the roof and rear shall not be readily viewable from the public realm and shall be screened from the streetscene. Render is proposed to the single storey extension at No 44 which due to being at the rear of No 44 and screened from the streetscene by the existing dwellinghouse is considered to result in an acceptable visual impact. It is noted that within Berkeley Square render is present and therefore the material is considered to not look significantly out of place in the greater context of the area.
- 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 works have the potential to impact No 42 Berkeley Square and No 46 Berkeley Square. No 44 is set off the shared boundary to the east and the dwellings are separated further by a garage which runs along the west side of No 46. No objection has been raised by No 46 and with the proposed single storey development being set off the boundary by approximately 2m the works are considered to comply with the Borough's Design Guide and would not result in an un-neighbourly impact. No 44 is to the west of No 46 and therefore the proposed alterations to the roof have the potential to impact light levels reaching the dwellinghouse however this would be late afternoon early evening sun and coupled with the works being set away from the shared boundary and being hipped in design the impact caused, on balance, is considered to be limited and acceptable. The east facing dormer contains a window which has the potential to cause over-looking and the plans indicate that this shall be fitted with obscure glass which shall be conditioned to protect privacy levels.
- 7.7 The proposed extension to No 44 shall be to the east of the neighbouring dwelling No 42 and shall be screened in the majority by the existing dwellinghouse therefore resulting in an acceptable impact. A rooflight is proposed to serve the stairwell which shall not cause significant over-looking and although a ground floor window is proposed within the west side elevation at ground floor it is acknowledged that this could be installed without the requirement for planning permission and is therefore considered to be acceptable.

7.8 Concern has been raised by No 42 that the extension to the roof at the rear shall impact the light levels reaching the ground floor windows in the east elevation of no 42. It is acknowledged that the development has this potential and a site visit was performed to the neighbouring dwelling which showed that the front and rear bedroom are served by additional windows in the front north and rear south elevation and that the bathroom window is fitted with obscure glass. It is noted that the windows in the side elevation at ground floor currently look onto the flank wall of No 44 and curtilage boundary and therefore the increased bulk of the roof is considered to not contribute to a significant additional impact to the outlook of these windows. Morning light does have the potential to be impacted to the third bedroom which is served by one window only but as a result of the roof alterations the roof shall be hipped away from No 42 which currently is a gable end improving the current light levels that would reach No 42. The proposed additional mass and bulk is also modest in size, continues the ridge line of No 44 and is pitched and hipped away from No 42 towards the east and south to reduce this impact further. On balance therefore the works are considered to not result in a significant enough adverse impact that would warrant a refusal of planning permission and are considered to be acceptable.

7.9 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).

(iv) Parking

7.10 The proposed works to No 44 shall increase the amount of bedrooms from three to five. There is no requirement to provide additional parking onsite as the current application site can accommodate three cars which accords with the Boroughs Parking SPD. A condition shall be included with the decision to ensure that three spaces are retained onsite.

## 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/18/00319 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:

Location and Block Plan Including Parking: Drawing No 18017-101

Proposed Floor Plans: Drawing No 18017-401

Proposed Elevations Plan: Drawing No 18017-501

**Reason:** - To ensure provision of a satisfactory development.

- 3 The external materials shall be as outlined in the application form or 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.
- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plan Drawing No 18017-101 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.  
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 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 dormer facing east serving the bathroom shall be fitted with a 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.