

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: 3

Comment	Officer Comment
No objection for a smaller loft conversion however the proposed is very much oversized and would be out of keeping with the other bungalows. There would be two extremely large dormer windows on each side plus large windows in both gables. With regards to the accommodation, this is far too large and we feel if this is passed it would affect the value of our property.	The impact on the streetscene has been addressed in section 7.3. The increased size due to the addition of the dormers fit within the criteria of Permitted Development. Impact on property value is not a planning consideration.
We live directly opposite 20 North Shore Road and very much welcome this type of development. The overall mass of the building is hardly increased, but the inside space is transformed. Development of this type can only be a positive for the road as a whole. The adjoining properties do not appear to have any detrimental effects, in fact number 22 has a car port which totally obscures any view of number 20. The view from the street, is in our view enhanced by this design and we wholeheartedly support this application.	Comments have been noted.
The current plan is unacceptable because it fails to provide enough privacy for me. All the windows which face onto my property need to be opaque, as is the case with the dormer windows at No. 24 North Shore Road	The impact on neighbouring properties has been addressed in section 7.4 & 7.5

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. The additional living space created by this proposal is less than 50 cubic metres and therefore falls within the criteria for Permitted Development. The addition of windows to the north and south elevations can also be installed under Permitted Development. Subsequently the only element of the application requiring determination is the proposed clear glazed windows to the eastern elevation.

(ii) Appropriateness of design and impact on the character of the area

The proposed side dormers are set back within the existing roof and the design complies with the Havant Borough Design Guide. Notwithstanding this, the addition of the dormers falls within Permitted Development and therefore does not require planning permission. The addition of the clear glazed windows to the east elevation does however require planning permission. It is considered that the windows would not have a significant impact on the character of the area, which is a mix of dwellings of varying styles and designs.

7.3 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

7.4 Concern has been raised by the occupiers of the property to the east with regard to the clear glazed windows. One of the windows is to provide light and ventilation to an ensuite bathroom and therefore, as discussed with the applicant on the site visit, a condition will be added to the planning permission to ensure the glazing to this window will be obscured.

7.5 The property to the east has a large car port running along the side of the property, the roof of which will prevent overlooking and a loss of privacy to the occupiers of No. 22 North Shore Road. The windows to the west elevation will all be obscure glazed. The windows to the north and south elevation do not require planning permission.

7.6 The proposed dormers sit within the existing roof line and it is considered that the size and scale are appropriate in relation to the host dwelling, and will not result in a loss of light or overbearing impact to the neighbouring properties.

7.7 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).

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/17/00481 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:

Design and access statement - received 04.05.17

Existing location/site maps - A101

Proposed location/site maps - A105 V2

Proposed street scene views - A108 V2

Proposed floor plans - A106 V2

Proposed elevations - A107 V2

Proposed sections - A109 V2

Existing street scene views - A104

Existing elevations - A103

Existing floor plans - A102

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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 window to the eastern elevation servicing the room annotated 'Ensuite' on submitted plan A106 V2, shall be fitted with 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.