

DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

No objections but please apply an informative in relation to no dumping, storing or mixing of materials in relation to the build in proximity to the southern boundary of the rear garden with No 48 Kings Road.

Planning Officer Comment: This shall be included with the decision.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
44 Kings Road: Having discussed the plans with our neighbours they have confirmed that the double height rear extension is in line with the double height of our property. The ground floor rear extension is also inline with our single storey extension and not as shown on the block and location plan (the footprint of our property is not shown correctly). With these confirmations we have no objections to this project. We would ask that all noise and disruption is contained between the hours of 8am and 6pm during Monday to Friday. Minimal noise on Saturdays and no noticeable work on a Sunday.	See section 7

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
- (v) Flooding
- (vi) Planning obligations

(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 existing appearance of the dwellinghouse as the roof form shall go from a hipped to a gable end. It is acknowledged that under permitted development rights this is development that can be done without the need for planning permission however the works to No 44 require planning permission due to the increased height of the ridge that is proposed alongside this as well as the extension to the front, the extension to the rear and the proposed materials.

7.4 Although the dwellinghouse is set in a row of three modestly sized bungalows it is acknowledged that in the greater context of the streetscene chalet and two storey dwellings are present and therefore the works proposed to No 44 would not look significantly out of place. The dwelling to the north No 42 was originally the 4th bungalow in this row but was permitted to have first floor accommodation which is now complete. No 46 to the south also has extant permission to develop at first floor level and therefore the pattern of development is not uniform and the works proposed to No 44 are considered to not significantly disrupt or adversely impact the character of the area.

7.5 The works proposed to No 44 are large in size and shall increase the height and width of the dwellinghouse at first floor. The works have the potential to look bulky in the streetscene but the dwellinghouse shall be set away from the highway sufficiently and due to the heights of the surrounding dwellings is considered to not dominate the existing dwelling nor appear oppressive in the streetscene. As a hip to gable enlargement can be done under permitted development rights the fairly modest increase in the ridge height is considered to not create a significant additional impact. The dwellinghouse is also situated in an adequate plot which can accommodate the proposed works without creating a cramped or crowded appearance and therefore on balance, the impact caused to the visual amenity is considered to be limited and acceptable.

7.6 Materials are proposed which differ to those on No 44 meaning the proposed development shall alter the visual appearance of the dwellinghouse. Although cladding and render are present within the streetscene of Kings Road in order to ensure the proposed materials appear in keeping to the locality a condition shall be included with the decision requesting samples and specifications to be submitted for approval by the Local Planning Authority. This shall be included with the decision.

- 7.7 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

- 7.8 The neighbouring dwellings that have the potential to be impacted as a result are the adjacent neighbours No 46 and No 42 Kings Road. Comments have been made by the neighbouring dwelling to the north No 42 in regards to the development but they have not raised significant objection to it due to the proposed developments at No 44 being in line with No 42 with the projection past the rear elevation being at single storey only. A request has been asked for noise levels to be controlled between certain hours however due to the scale of the development any impacts caused would be temporary in nature.
- 7.9 The works proposed to No 44 shall increase the mass and bulk of the dwellinghouse bringing the gable end in closer proximity to No 42. Following a site visit it was noted that a single window is in position along the south side elevation at ground floor of No 42 which is fitted with obscure glass. Light does have the potential to be impacted reaching this room but due to the hip to gable enlargement being able to be carried out under Permitted Development Rights and without the need for planning permission, the increase in height of the roof is not considered to result in a significant enough additional impact that would warrant a refusal of planning permission. The dwellings shall retain a distance between them of approximately 2m and as the window is fitted with obscure glass and looks onto the existing flank wall of No 44 the impact caused is considered to be limited. The position of the proposed development shall ensure that the two storey extension proposed to the rear is in line with the rear elevation of No 42 therefore ensuring that light levels and outlook are not significantly impacted to windows in the rear elevation of No 42. The single storey element shall be set off the boundary by approximately 0.7m and hipped away from the neighbouring dwelling resulting in an acceptable impact that is not considered to be un-neighbourly. No windows are proposed in the north side elevation at first floor with a rooflight proposed in the rooflight of the single storey development at high level which shall not cause over-looking. A door is proposed to replace a window in the north side elevation at ground floor which is considered to not add a significant adverse impact to the existing and coupled with the screening between the dwellings would ensure that amenity levels in terms of privacy and over-looking are maintained as existing.
- 7.10 The dwelling to the south No 46 has extant permission to carry out a hip to gable development which increases the height of the ridge. Following a site visit to No 46 no ground floor windows are present along the north side elevation and shall not be as a result of the recent planning permission. A high level window is proposed at first floor level in this elevation to serve the dressing rooms of No 46 but due to the position, height and use of the room the outlook is considered to not be significantly impacted by the proposed development at No 44. The two storey development proposed at No 44 shall project past the rear elevation of No 46 and shall have the potential to cause an impact to light. However, the projection is considered to be modest at approximately 1.4m and the works shall be set away from No 46 by approximately 1.6m with a hipped roof which shall reduce the impact caused to No 46. The light test has also been applied in order to assess this potential impact and with the 45 degree angle not being crossed by the two storey development the works are considered, on balance, to not be significant enough to warrant a refusal of planning permission and would accord with the Borough's Design Guide when it comes to light assessment.

The single storey rear extension is set further off the shared boundary by approximately 4m which coupled with the screening between the dwellings and no objection being made by No 42 is considered to not result in being un-neighbourly. No windows are proposed in the south side elevation of No 44 apart from a rooflight within the roof of the proposed single storey development. Privacy levels are therefore considered to be maintained.

- 7.11 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

- 7.12 The proposed development shall increase the bedroom numbers at No 44 from 3 to 5 and as such there is a requirement to provide three parking spaces onsite in order for the development to accord with the Borough's Parking SPD. A plan has been submitted with the application to show this which outlines the spaces provided which meets the requirements of the SPD and therefore the development is considered to accord with this policy. The plan shall be conditioned as part of the decision.

(v) Flooding

- 7.13 The application site falls into flood zone 1 but the works do not breach 1 hectare in size and are therefore considered to not contribute significant harm to the flood area. Therefore the development is considered to be limited and acceptable.

(vi) Planning obligations

- 7.14 The application is liable to pay the Community Infrastructure Levy a total of £19,279.46 and the relevant forms have been sent including a draft liability notice. The applicants wish to apply for self-build relief from this payment and have completed the necessary forms that will ensure that relief is given to the CIL payment which does not need to be made

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/18/00226 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, Block and Parking Plan: Drawing No 17101-PL-001 Rev A
Existing and Proposed Ground Floor Plan: Drawing No 17101-PL-002
Proposed Floor Plan: Drawing No 17101-PL-003
Proposed Elevations Plan: Drawing No 17101-PL-005

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans Location, Block and Parking Plan: Drawing No 17101-PL-001 Rev A 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.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the 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.