

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to this application.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Concerns regarding the proximity of the proposed extension to the shared boundary. Impact on light- particularly daylight into the garden room of the adjacent neighbouring property. Concern regarding the shared down pipe- it is not clear on the plan if the extension is being built over the drain or not. If it is, what provision will be made? Concerns regarding the noise generated during and after construction.	Please see section 7 of the Officer Report Noise related concerns would be a matter for Environmental Health to pursue.
Concerns regarding the impact on privacy to the rear aspect of our property as the height of the dormer windows would give an unrestricted view into our garden, conservatory and bedroom.	Please see section 7 of the Officer Report.

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) Source Protection Zone
- (i) Principle of development
- 7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.
- (ii) Appropriateness of design and impact on the character of the area
- 7.3 The proposed development comprises three distinct elements which include the proposed dormers to the front and rear, the hip to gable enlargement and the proposed single storey extension to the rear.
- 7.4 It must first of all be acknowledged that in respect of the hip to gable enlargement proposed, the applicant could undertake these works utilising their permitted development rights and as such formal planning permission would not have been required for this alteration alone. Whilst it is acknowledged that this element of the proposal would be readily visible within the streetscene and therefore has the potential to unbalance the pair of semi-detached dwellings to which No.58 belongs to, it is noted that there are many examples within the immediate streetscene where properties have undertaken similar works and as such a precedent has already been set for this type of development. On this basis, it is not considered that this aspect of the development would warrant a refusal of planning permission.
- 7.5 In respect of the proposed dormer to the rear, similarly to the hip to gable enlargement, this aspect of the proposal could also be constructed without the need for planning permission utilising the property's permitted development rights. Notwithstanding this, whilst it is considered that the proposed dormer is relatively large in terms of its size, scale and design, taking into account that the applicant could construct a dormer of this size and scale without the need for planning permission, it is not considered that this element of the proposal would warrant a refusal of planning permission. Furthermore, this aspect of the development would not be readily visible from the public realm by virtue of its position to the rear of No.58 and as such would be unlikely to result in any significant adverse impact on the character and appearance of the area.
- 7.6 The dormer proposed to the front of the property however does require the benefit of planning permission by virtue of its position to the principal elevation. Havant Borough Council's design guidance specifies that dormers should not dominate the roof of the existing building and should be designed so that they sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line. Furthermore, Policy CS16 of the HBLP (Core Strategy) states that planning permission will only be granted for development that uses the characteristics of the locality to help inform the design of the new development including heights and massing.
- 7.7 It is acknowledged that there are many other examples within the streetscene of Linda Grove where front dormers have been provided, all of which would be relatively similar in terms of their size, scale and design to that proposed as part of this application. The proposed dormer to the front is not considered to dominate the roof of the existing dwelling and has been designed so that it sits back into the roof, back from the front line of the wall below and below the existing ridge. As such, this aspect of the proposal is

considered to accord with the requirements specified within Havant Borough Councils Design Guidance and is deemed to be acceptable when considered in context with the immediate streetscene.

- 7.8 The proposed single storey extension to the rear would not be readily visible from the public realm by virtue of its position to the rear of 58 Linda Grove and as such would not result in any significant adverse impact on the character and appearance of the area. Notwithstanding this, it is considered that the proposed size, scale and design of the rear extension is acceptable and respects the existing built form of the host dwelling.
- 7.9 Overall, it is considered that the proposed development as a whole would meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.12 It must be acknowledged when considering the impact on neighbour amenity, that the hip to gable enlargement and dormer to the rear could be constructed under Permitted Development and on this basis the applicant could proceed to make these alterations to the property subject to the materials being similar in terms of their appearance regardless of the outcome of this application.
- 7.13 Notwithstanding the above, the hip to gable enlargement is unlikely to result in any additional impact on the adjacent neighbouring property (No. 58B Linda Grove) through loss of light, privacy or additional overlooking as the development would not incorporate any additional windows at first floor level, with no change to the existing fenestration at ground floor level. Furthermore, the proposed dormer to the rear would be sited in excess of 20 metres from the residential properties to the rear (in Durley Avenue) and as such would be unlikely to result in any additional overlooking or loss of privacy which would be considered detrimental to the neighbouring amenity of the properties to the rear.
- 7.14 Whilst the proposed dormer to the front would result in an additional window which has the potential to result in overlooking/loss of privacy. It is acknowledged that there would be a separation distance in excess of 20 metres from the properties immediately adjacent to the application site, with the main highway running inbetween. On this basis, it is not considered that the additional potential for overlooking as a result of this addition would be significant enough to warrant a refusal of planning permission and would be unlikely to impact detrimentally on the neighbouring amenity of the properties opposite.
- 7.15 The proposed extension to the rear seeks to infill the area between the side wall of the existing kitchen and the rear wall of the existing lounge. Concerns have been raised from the adjacent neighbouring property with regards to the proximity of the proposed addition to the shared boundary with No. 59 and the loss of daylight as a result. On this basis, a 45 degree light test was undertaken in accordance with Havant Borough Councils Design Guidance in order to appropriately assess the impact in this regard. The results of this has revealed that the proposed extension does have the potential to affect the daylight to the windows within the western elevation of the adjacent neighbours garden room. However, it is important to acknowledge that were the applicants to construct an extension to the rear utilising the properties permitted development rights, this would result in a very similar impact. Furthermore, the application site does currently benefit from an extension to the rear (to the western side of the dwelling) which results in the area of the proposed extension already lacking in daylight. On this basis, and by virtue of the orientation of the rear gardens (being north facing), whilst it is acknowledged that the proposed extension would result in some impact on the windows within the western elevation of the adjacent neighbours garden room, it is not considered that this would be significant enough to warrant a refusal of

planning permission. It is also important to acknowledge that adjacent neighbours garden room is dual aspect and the proposed addition would not have any impact on the windows contained within the northern elevation.

- 7.16 Concerns were also raised regarding the shared downpipe which currently serves No. 58 & 59. However, amended plans have since been received by the agent pulling the extension back from the shared boundary by 350mm which results in the shared downpipe being unaffected and also allowing for maintenance without any encroachment onto the adjacent neighbouring property.
- 7.17 On this basis, it is considered that the proposed development complies with policy CS16 of the HBLP (Core Strategy) and is therefore unlikely to harm the amenity of any adjacent or immediate neighbours.

(iv) Parking

- 7.18 The proposed development would result in two additional bedrooms resulting in a property with a total of four bedrooms. As such and in accordance with Havant Borough Councils Adopted Parking Standards, three off-road parking spaces would be required to service the development. The plans submitted demonstrate that three off-road parking spaces can be accommodated on the existing front driveway and as such the proposed development would be considered to be compliant with the Adopted Parking Standards.

(v) Source Protection Zone

- 7.19 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, would not result in any significant adverse impact on the character and appearance of the area 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/17/01344 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:

Site location plan (Drawing No: 58LG-001)- received 14th December 2017

Existing floor plans and elevations (Drawing No: 58LG-001)- received 14th December 2017

Amended proposed floor plans and elevations (Drawing No: 58LG-002-B)- received 23rd January 2018

Reason: - To ensure provision of a satisfactory development.