

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No adverse comment.

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: 5

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

(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 proposal would be visible from the public realm with the front of the property approximately 10 metres away from the highway. The development is to provide additional accommodation within the roofspace incorporating dormer windows and rooflights to the north and south elevations of the property. Generally, this style of dormer is not encouraged as the best design solution on a pitched roof building.

However, the existing streetscene is not one of uniformity and whilst the dormers would be fairly prominent, the development would not be wholly out of character of the streetscene.

- 7.4 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces. However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.
- 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 side dormers would introduce accommodation within the roofspace of the property. The layouts of the properties to the north and south are similar to the application site in that the main garden area is to the front. Officer concerns were raised with respect to loss of privacy to the amenity areas of 2a and 2c Scratchface Lane. 2c Scratchface Lane is set back from 2b and consequently the dormers on the southern elevation of the application site would directly overlook the main garden area of this property. In order to mitigate this impact, a condition was recommended on the previous planning permission APP/16/01151 that the windows on the southern elevation of the application site are fixed shut and fitted with obscure glazing. However, following the Officer's site visit it is evident that this condition has been breached as not only are the windows of a different design than what was permitted, there are opening fanlights. Consequently a further condition is recommended for these windows, together with the rooflight (which has been installed in a different location) to be fixed shut within 2 months of the date of the decision notice. Ventilation and means of escape to the bedrooms affected could be achieved by the installation of flush windows in each gable end of the property (one of which is shown on the submitted plan), which would not require planning permission.
- 7.7 The bathroom window in the dormer in the northern elevation is larger than that permitted under APP/16/01151. However, the plans indicate it is situated approximately 4 metres away from the rear elevation of the property. Subsequently it is considered this would not result in an unacceptable level of overlooking or loss of privacy to the adjoining properties. Notwithstanding the above, a condition is recommended for the window to be obscure glazed and non-opening to a height of no less than 1.7m above finished floor level and retained as such thereafter. These works are to be carried out within 2 months from the date of the decision notice.
- 7.8 It is judged the development would have no adverse bearing on the properties opposite the application site.
- 7.9 Consequently, it is considered that with recommended conditions to be carried out within 2 months of the date of the decision notice to provide obscured non-opening glazing to all windows and roof lights except the bathroom window on the northern elevation which is subject to a separate condition, the development 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 revised scheme.

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/17/00861 subject to the following conditions

- 1 Notwithstanding the details submitted, within 2 months of the date of this decision, the windows and roof light in the first floor south facing elevation shall be non-opening and 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, unless otherwise agreed in writing by the Local Planning Authority.

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.
- 2 Notwithstanding the details submitted, within 2 months of the date of this decision, the roof lights in northern roof slope shall be non-opening 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, unless otherwise agreed in writing by the Local Planning Authority.
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.
- 3 Notwithstanding the details submitted, within 2 months of the date of this decision the bathroom window in the first floor on the northern elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.
- 4 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location plan

Block plan

Drg no. 9210.16 Rev E - Existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.