

Recommendation: **GRANT PERMISSION**

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
DM9 (Development in the Coastal Zone)

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

Environment Agency

No comment

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and has no objections to this proposal.

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: 1

Comment	Officer Comment
With regard to the 1st floor windows of the extension on both the rear and East elevation. These windows are much closer to the property at 47 North Shore Road than existing windows, therefore provision should be made to ensure privacy is maintained to the exiting 1st floor West elevation windows and the garden to the rear of the existing garage block. Opaque	Comments shall be addressed under Section 7 of the report under 'Planning Considerations'.

glass or similar view obstruction should be considered for these windows. A similar privacy issue may be created by the 1st floor balcony on the West side of the proposed extension, therefore again opaque glass or screen should be considered when constructing the rear balustrade.	
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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) Flooding
- (v) 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 Following a site visit it was noted that North Shore Road contains a variety of dwelling houses that differ in size, design and position within their plots. Although the works proposed to No 45 shall change the visual amenity of the dwellinghouse this is considered to not look out of place as the development shall be situated within a varied streetscene with no uniform pattern of housing.

7.4 Concern was raised regarding the original design of No 45 North Shore Road and that it created an un-balanced appearance with the works to the rear dominating the roof space and appearing large in mass and bulk. Plans have since been amended that reduce the rear dormer in size and create a further gable end at the opposite side of No 45 increasing the roof space which reduces the relative mass and bulk of the proposed dormer further. The design is now considered to present a balanced appearance of the dwellinghouse from the front and presents a dormer to the rear which does not overly dominate the space and appears in proportion to the rest of No 45.

7.5 The materials proposed to be used are matching to that of the existing dwellinghouse which should ensure the works look in keeping to No 45 and not out of place. The works proposed to the dwellinghouse are considered acceptable and would create an attractive, balanced development that enhances the existing features of the dwellinghouse and provides a positive visual amenity in North Shore Road.

7.6 The design and appearance of the proposal is considered appropriate in context to the main building and is therefore 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

- 7.7 Due to the forward position in its plot No 45 has a significant amount of amenity space available to the rear. Due to this the works are considered to leave a plentiful amount of amenity space to the current and future occupiers of the dwellinghouse following the proposed development.
- 7.8 Concern has been raised from the occupants of No 47 North Shore Road that the new proposed windows on the east side and north (rear) elevation of No 45 would cause over-looking and a loss of privacy into amenity space behind the existing garage and to the first floor windows on the west elevation. No 45 has an existing rear dormer with a bedroom window and this is proposed to be increased in size with one additional window added. Although this has the potential to create an additional impact it is acknowledged that there is already an element of over-looking in place from the existing window and that on balance the addition of another is not going to create a significant additional level of harm to No 47 and the rooms that are potentially impacted.
- 7.9 No 47 has an extant permission under APP/17/00087 to demolish the existing conservatory and single storey extension, develop a new two storey front extension, rear and side extension with a dormer window extension. Following a review of these plans the windows in place along the west elevation of No 47 serve a landing and void space. The proposed bedrooms to the front of the dwellinghouse are served by a balcony to the front. On the ground floor the windows along the west elevation serve a hallway, entrance and lounge which is also served by a window along the front (south) elevation. Therefore the potential of over-looking caused by the development at No 45 would be at an angle and not be to main rooms used during the day. However, the development at No 45 has been amended along the east side elevation to include a high level window fitted with obscure glass and two other windows which serve secondary rooms of a stairway and hall. This is also considered to reduce the impact caused sufficiently enough for the works proposed on this elevation to be considered acceptable. The obscure glazed window shall be conditioned as part of the decision.
- 7.10 The boundary between the dwelling houses is considered to be sufficient and with trees in place this impact should be reduced further. Comments were made that the windows would cause over-looking into the amenity space behind the garage however it is noted that this is front amenity space that serves No 47 and as such is not considered to be a private space with the same level of protection as amenity space to the rear.
- 7.11 Concern has been raised in regards to the proposed terrace on the west side of No 45 at first floor level as this had the potential to create over-looking. Plans have since been amended that include a 1.8m obscure glazed screen along the west side of the terrace alongside both first floor windows, this would ensure that privacy levels are maintained between No 45 and No 43 North Shore Road. This is recommended to be conditioned as part of the decision. The terrace is proposed to be positioned on the opposite side to No 47 and shall not extend past the rear elevation of the proposed dormer and as such should mostly be hidden. The impact of this is not considered to have an un-neighbourly impact on No.47 and is therefore be considered acceptable.
- 7.12 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) Flooding

- 7.13 No 45 North Shore Road shares a boundary with the coastline that falls into flood zone 2 and three. The dwelling itself is within flood zone 1 and therefore the proposed development onsite should not lead to an increased risk for the occupants from flooding on the site and can be considered acceptable.

(v) Parking

- 7.14 The works proposed to No 45 would involve the conversion of the existing garage onsite to a room serving the main home alongside an increase in bedroom number totals. Although the removal of the garage would result in the loss of one parking space available onsite the dwellinghouse can accommodate two parking spaces onsite which accords with the Borough's parking SPD for three bedroom homes and is therefore considered to be acceptable.

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/17/00290 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 first floor terrace on the west side of No 45 North Shore Crescent hereby permitted shall not be brought into use unless and until the west screen shown on Drawing No. A108 V3.7 and A109 V3.7 has been provided with the obscure glazing panels fitted with an 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension

hereby permitted the windows in the first floor on the west elevation facing No 43 and serving the bathroom and loft space and the window in the first floor east elevation facing No 47 and serving the bedroom 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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block and Location Plan: Drawing No A110 V3.5

Proposed First Floor Plans: Drawing No A108 V3.7

Proposed Ground Floor Plan: Drawing No A107 V3.5

Proposed Elevations Plan: Drawing No A109 V3.7

Proposed Roof Plan and Sections: Drawing No A111 V3.5

Proposed Views: Drawing No A112 V3.5

Reason: - To ensure provision of a satisfactory development.