
Site Address:	43 Littlepark Avenue, Havant, PO9 3QU		
Proposal:	Loft conversion.		
Application No:	APP/17/00701	Expiry Date:	24/08/2017
Applicant:	Mr Martin		
Agent:	Mr Power	Case Officer:	Bee Crawford
	Thorns Young Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow, with a brown tiled pitched and hipped roof and elevations of red multi-brick and white painted render. The site is level with open vehicular access leading to an area of block paving, which is enclosed to the north and south by fencing with a dwarf wall to part of the front boundary. The rear garden has a patio area, grass and two large sheds with 1.8 metre high fencing to the northern and southern boundaries and a hedge in excess of 2 metres high to the rear boundary.
- 1.2 Detached bungalows are to the north and south, a pair of two storey semi-detached properties are opposite and the front entrance of flats in Mitchell Road are to the rear. The area is of medium density with detached bungalows, two storey semi-detached properties and a purpose built block of flats of similar and different age, style and design.

2 Planning History

08/73021/000 - Conversion of garage into study with new pitched tiled roof, permitted 23/05/2008.

APP/14/00712 - Extension to roof incorporating hip-to-gable enlargements to both sides and front and rear dormers; single storey rear extension, withdrawn 22/08/2014.

APP/15/00104 - Side extension to form annexe, permitted 12/06/2015.

APP/16/01172 - Loft conversion including extension and alteration of roof and installation of dormers to front and rear elevations, withdrawn 26/01/2017.

3 Proposal

- 3.1 The proposal is for a hip to gable roof extension, incorporating front and rear dormers. It is noted the rear dormer and hip to gable roof extension element of the proposal falls within the criteria of permitted development and can be constructed without the benefit of planning permission.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

No objection.

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: 29

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 proposed roof extension and front dormers would be visible from the public realm, although it is noted there are properties with similar types of development within the surrounding area and the existing street scene is varied. The front dormer has a pitched roof and is set well in from the roof edge as recommended in the Havant Borough Council Borough Design Guide and consequently does not dominate the roof

of the existing building. The rear dormer would not be visible from the highway. It is therefore considered the scheme would not be an incongruous feature in the street scene and would not result in an adverse impact on the visual amenity of the locality.

- 7.4 The number of bedrooms will increase to five, 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).

(iii) Effect on neighbouring properties

- 7.6 There are no windows in the new gable ends or any side windows in the proposed new dormers which are set in from the edge of the roof and the eaves and are consequently unlikely to appear dominant. The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although this element of the scheme, together with the hip to gable roof extensions could be constructed without planning permission. The northern elevation of the property at 45 Littlepark Avenue is approximately 6 metres away, beyond their garage and there is a similar distance to the property at number 41. The properties opposite and to the rear are deemed to be a sufficient distance away from the application site.
- 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). It is noted no letters of objection were received with respect to the 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/17/00701 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 be as stated under Section 11 (Materials) of the application form.
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:

Location plan

Proposed block plan

Drg no. 1105.17 Existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.