

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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 Whilst the immediate area is characterised entirely by bungalows, the design and appearance of each bungalow varies with a mix of roof profiles. Therefore the proposed side hip to gable conversion is not inappropriate in the street scene. The proposed dormers are relatively large, but have been set down off the ridge, up from the eaves and recessed in from the sides slightly. Considering there are many other examples of similar large flat roof dormers within the immediate area, including at No 127 and an almost identical development completed at No 88 opposite, then it would be inappropriate to now resist the proposal for its impact in street scene terms.

7.4 Therefore the design and appearance of the proposal is deemed appropriate in context to the varied street scene 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

- 7.5 The introduction of first floor accommodation with windows is already established in this residential area so would not materially affect levels of privacy. A side window is proposed within the new gable end which could potentially overlook the neighbour but this window would serve a bathroom and is proposed to be obscure glass and non-opening where below 1.7m above floor level - this concurs with the permitted development openings on a side window and is considered adequate to protect the amenity of the neighbours.
- 7.6 The proposal also includes a full width single storey rear extension having a depth of 3m, which would have a flat roof with lantern light, having a height of about 3.2m. This is marginally higher and deeper than the neighbours conservatory but would not be materially harmful or result in any loss of light or overbearing effect. A replacement garage is also proposed and this would be built up to the shared boundary with 133 - and the garage would have a sloping flat roof with height from about 2.5m to 2.2m. This is considered appropriate on the boundary, comparable to a permitted development dimensions, and would not be overly dominant on the neighbour. It is however noteworthy that the internal size of the garage is only 4.5m x 2.4m and as such does not meet the Parking SPD criteria to count towards a parking space. However the long drive is adequate to accommodate the 3 on site spaces required.
- 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 street scene and neighbours and is therefore considered to be appropriate and recommended for approval. Materials are proposed to match with the introduction of weatherboarding for the dormers. It is not considered necessary to condition the precise finish and colour of this as the area is so varied in its finishes that it does not need to conform to any particular appearance.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00562

(A) 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:

Proposed ground floor plan Drawing No W_210
Proposed first floor plan Drawing No W_211
Proposed roof plan Drawing No W_212
Proposed elevations - South West and North East Drawing No W_220
Proposed elevations - South East and West Drawing No W_221
Proposed sections - Drawing No W_222

Reason: - To ensure provision of a satisfactory development.

- 3 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.