

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We live in the house adjacent and immediately to the west of the premises. We support the amended plans. The previous plans would have resulted in my premises being overlooked and a reduction of privacy for us. I am obliged to Mr Hill for amending the plans.	

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

(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 and would provide additional accommodation within the roof space incorporating a flat roof box dormer. The dormer is proposed to be set in from the side elevations of No 63 and is approximately 7m away from the highway reducing its visual impact. Although the dormer is considered to be large in size this element of the works complies with Permitted Development criteria and due to the example of a larger scale dormer at No 67 the precedent has been set and the development would not therefore warrant a refusal of planning permission.

7.4 The streetscene contains a mixture of materials with cladding present along the dormer

at No 67. Although it is noted that a traditional tile hung finish would prove a better design and be more in keeping to No 63, the locality supports the presence of weatherboarding and as such, the works are considered to not look significantly out of place.

- 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 works proposed to No 63 include three windows along the box dormer with the middle central window proposed to be fitted with obscure glazing as it serves a bathroom. This shall be conditioned to be fitted with obscure glazing as proposed and fixed shut if lower than 1.7m to ensure privacy levels are maintained.
- 7.7 The orientation and positioned of No 63 reflects similarities to the neighbouring dwelling No 65 Birch Tree Drive. As the dormer is set in from the side elevations the dormer shall not extend past the rear elevation of No 65 and as a result the proposed windows shall create a view to the flank neighbouring wall only and not into the rear amenity space, therefore protecting privacy levels. Following a site visit it was noted that a high level window and ground floor window are in position along the west elevation of No 65 however due to the incline in the land it is considered that the proposed windows should not afford a significant viewpoint into these windows. It is also noted that No 63 already has a ground floor bedroom window that faces the west elevation at No 65 causing a potential impact and therefore the works to the roof are considered to not lead to a significant increase in over-looking. No objections have been raised in regards to the development and it is noted that the proposed development would have no adverse bearing on the dwellings opposite or to the north.
- 7.8 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) Parking

- 7.9 The dwellinghouse is increasing from a two bedroom to a four bedroom and as such shall be required to provide three parking spaces onsite to accord with the Borough's Parking SPD. Plans have been amended to show the spaces onsite that include the existing two spaces from the hard-surfacing and existing garage. This is considered to accord with the SPD and can be considered acceptable. This shall be conditioned with the decision to ensure the spaces are implemented and maintained.

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/17/00368 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 car parking, servicing and other vehicular access arrangements shown in the approved parking layout plan Drawing No: OSd to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the central window in the first floor on the east elevation facing No 65 serving the bathroom 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 external materials used shall match, in type, colour and texture, those of the existing building so far as practicable. This excludes the weatherboard cladding proposed for the external elevations of the permitted dormer extension which shall be a cream colour and retained as such hereafter.

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.

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

Location and Site Plan: Drawing No OSb

Proposed Ground Floor Plan: Drawing No P01A

Proposed First Floor Plan: Drawing No P02A

Proposed Elevations Plan: Drawing No P03A

Parking Layout Plan A/B: Drawing No OSd

Reason: - To ensure provision of a satisfactory development.