
Site Address:	41 Fortunes Way, Havant, PO9 3LX		
Proposal:	Loft conversion		
Application No:	APP/17/00696	Expiry Date:	25/08/2017
Applicant:	Mr Brown		
Agent:	Mr Dunks	Case Officer:	Bee Crawford
	Andrew R Dunks Ltd.		
Ward:	Bedhampton		
Site Visit Date:	04/07/2017		

Recommendation: **GRANT PERMISSION**

• **1 Site Description**

- 1.1 The application site is a two storey semi-detached property with a brown tiled pitched roof and elevations of red multibrick with tile hanging at first floor. There is a detached garage to the rear of the site which is accessed via a private drive. There is a south/north incline to the site which has open vehicular access leading to an area of block paving and shingle, enclosed to all boundaries by dwarf walls. The rear garden has a raised patio area and a lawn with shrub borders. It is enclosed to all boundaries by fencing ranging in height from 1.5 metres to 1.8 metres.
- 1.2 The adjoining semi-detached property lies to the east, a pair of two storey semi-detached properties are to the west and opposite the site and the rear garden of a property in Beverley Grove is to the rear beyond the access drive. The area is of medium density of a mixture of two storey detached and semi-detached dwellings of a similar age, style and design.

2 Planning History

- 2.1 None relevant to this application.

3 Proposal

- 3.1 The application is for the construction of a loft conversion including a hip to gable roof extension, rear dormer and cladding. At the time of the Officer's site visit the work had commenced, although it is noted the cladding and the window to the western elevation are the only elements of the scheme which require 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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 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: 10

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 cladding would be visible from the public realm, although it is noted there are properties with similar types of development within the immediate vicinity. The rear dormer would not be visible from the highway. Whilst a more muted colour palette for the cladding would have been preferable to blend in better with the brown roofing tiles, given that both the gable and rear dormer are only glimpsed in views from the public domain, the level of harm caused by this visual contrast is not considered so severe as would warrant the refusal of the scheme.

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 On balance, the design and appearance of the proposal is deemed appropriate in

context to the main building and its limited presence in public views, 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 a significant adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 There is one window in the new gable end, although the plans show it is to serve the second floor landing area. However, a condition is recommended for the window to be obscure glazed and non-opening below 1.7 metres in order to protect the privacy of the neighbouring property at number 39. The windows in the rear dormer and the roof lights to the front fall within the realms of permitted development. The rear dormer and new gable end will be covered with cream cladding which will update the appearance of the property; in themselves they are not considered harmful to residential amenity.
- 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 On balance, the scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and amenity of 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/17/00696 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 9/11 (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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the second floor on the western 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

Drg no. 4746/500 Site layout plan

Drg no. 4746/1 Rev C Proposed ground and first floor plans

Drg no. 4746/2 Rev C Proposed second floor plan

Drg no. 4746/3 Rev C Existing and proposed elevations plan

Reason: - To ensure provision of a satisfactory development.