

Recommendation: **GRANT PERMISSION**

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)

DM13 (Car and Cycle Parking on Residential Development)

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

Development Engineer

None received - but previously raised no adverse comment

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: 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
- (iv) Highways and 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.

7.3 The corner siting of the dwelling having its front door and principal elevation facing Clovelly Road results in the 'rear' of the property being the west elevation. Therefore under Class B of the GDPO a dormer could be inserted into this rear elevation as permitted development provided it met the criteria, but crucially there is no restriction on windows in the rear roofslope - so in this case a pd dormer could be erected with windows directly overlooking the rear garden of No 39 Warblington Ave. The proposed

dormer amounts to approximately 36 cubic metres and hence the size and bulk of the dormer appears to be permitted development.

- 7.4 Similarly the proposed side extension is not greater than half the width of the original dwelling and meets the other height criteria of Class A. Therefore the size and bulk of the proposed extension could be erected as pd but in this instance requires planning permission because the proposed materials do not match the original.

(ii) Appropriateness of design and impact on the character of the area

- 7.5 The low profiled single storey side extension will not be significantly visible from the highway. It has now been stepped in from the west elevation with a small corner recess in the east elevation. It is proposed to use a zinc roof with standing seams and whilst this may be visible and is a different material triggering the need for planning permission, it is nonetheless a simple effect that will compliment the main dwelling. The change to windows in the more visually prominent northern gable repeat that already done at No 27 opposite. The proposed dormer does sit low on the roof and would be aligned with the west elevation - this does not comply with the Borough Design Guide which normally expects dormers to be set in from the facade below. However in this instance this design solution matches the original feature on the east elevation and is also permitted development.
- 7.6 This application proposes a second dormer in the east elevation and its design is appropriately subservient in the roofslope and the width of the window matches the window below which avoids it appearing top-heavy. This dormer would be highly visible in the street scene but is considered of an appropriate design to the host dwelling. This meets the Borough Design Guide SPD re Dormers.
- 7.7 With respect to the proposed increased height of boundary wall to the Warblington Road frontage, other frontages within Warblington Road are mixed with sufficient variation in height for the proposed wall to blend visually in the street scene. The wall is also set back sufficiently by virtue of a deep pavement, that it would not affect the visibility splay on the junction. The widening of the access drive onto Clovelly Road would not itself require planning permission.
- 7.8 Overall the design would not be visually prominent in street scene terms and 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

- 7.9 The proposed rear dormer is blank with no windows which protects the privacy of the occupiers of No 39 adjacent. Given that under pd windows could be included then the fact that the applicants have sought to respect the amenity of the neighbours is to be acknowledged. To continue to protect neighbouring amenity is recommended that pd rights are removed for the insertion of any windows in this dormer. The side extension projects 4.7m and whilst this continues to encroach development beyond the rear facade of No 39 which could potentially affect outlook from no 39, the size and height of the extension is permitted development. The eaves and roof height have been kept very low and again this design has minimised the impact to neighbours.
- 7.10 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.

(iv) Highways and parking

- 7.11 The proposal involves widening the entrance of the drive to accommodate 2 vehicles in front of the double garage. The provision of this extra on site parking space results in 2 on site spaces which complies with the Parking SPD for a 3 bedroom dwelling.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is considered visually appropriate to the street scene, and with appropriate conditions is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00325

(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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the west elevation of the hereby approved dormer without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The external materials used shall either match, in type, colour and texture, those of the existing building so far as practicable, or be in accordance with the hereby approved plans and submitted details.
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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location, Block and Wall Plan Drg No P_03B
Extensions & Alterations - Elevations Drg No P_02C
Extensions & Alterations - Plans Drg No P_01C
Reason: - To ensure provision of a satisfactory development.