

Recommendation: **GRANT PERMISSION**

5.1 No consultees were required for this application.

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: 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 two side dormers will be visible from the streetscene, however the materials to be used are to match those used on the existing dwellinghouse, and many other properties within Winifred Road have carried out roof alterations. The dormers are to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line.

The surrounding properties are of varying styles and therefore it is considered that the proposal will not have a significant impact on the character of the area.

7.4 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

7.5 The proposal shows a roof light on the western elevation which will be on the roofslope to allow natural light to the staircase from the first to the second floor. A window is also to be added to the dormer on the eastern elevation. This window is to include obscure glazing and only the fanlight is to be openable. A condition is recommended to ensure this retained as such in the future.

7.6 The property is detached and the dormers will not have a negative impact on the neighbouring properties in terms of loss of light or overshadowing.

7.7 The proposed plans show that the applicants wish to include a juliet balcony to the rear (southern) elevation. It is accepted that this will result in a small element of overlooking

to the gardens of the adjacent properties, however the doors will predominately overlook the garden of the house the subject of this application, and any overlooking is not considered to be significantly more than that which could be achieved by the installation of a window to this elevation, which could be inserted under Permitted Development, which would not require planning permission.

- 7.5 Consequently, it is considered that the proposal will not 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/17/01016 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:

Existing floor plans and elevations - 2325:1
Proposed floor plans and elevations - 2325:2

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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 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 eastern elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), with only the fanlight being openable 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.