

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

Southern Water

existing development lies over a public foul and surface water sewer; any changes to the buildings foundations will require Southern water approval. An investigation of the sewer is required to ascertain its condition, size and depth. The design for erection of additional floor and extensions should take into account additional load of that construction that will be affecting public apparatus. The applicant is advised to discuss the matter further with Southern Water.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. Informative's recommended.

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: 20

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

7 Planning Considerations

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Southern Water

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

The street scene is fairly mixed with bungalows, many having added dormers and chalet

bungalows opposite. The proposed alterations do not increase the height of the property which will remain uniform with the other bungalows on the east side of the road. This revised application proposes the use of a gable end and whilst there are no other full gables in Lone Valley, nevertheless the street scene is sufficiently mixed and with this being the end property, the introduction of the gable end would effectively 'book-end' the streetscene. This is not considered to be visually harmful to the character of the streetscene.

Given that the plot is wider than others, it is considered that the side extension with roof alterations can be accommodated on the site without creating a cramped appearance. The design includes a modest pitched roof dormer on the front elevation, which is in proportion to the roofslope, with matching materials and tile hanging. This revised proposal includes a flat roofed dormer on the rear elevation - whilst this does not strictly meet the Design Guide SPD it is however of modest proportions and would not be overbearing, and not visually prominent from any public vista. Overall the proposal is considered in keeping with both the host bungalow and street scene and compliant with both policy CS16 and the Borough Design Guide SPD.

(iii) Impact upon residential amenity

In this established residential area with two storey development immediately to the north and east, the proposed first floor accommodation and windows to the front and rear would not result in any additional overlooking or loss of privacy. The existing leylandii hedge to the rear provides screening to the site, but this is old and not a requirement to remain. The proposed side velux window in the south elevation serves the stairwell only and would be above eye level. No windows are proposed for the side, north elevation.

(iv) Highways and parking

The revised scheme has changed the former integral garage to just a store room which cannot contribute to the parking spaces on the site. The proposed development would result in over 4 bedrooms requiring 3 on site parking spaces. The site can accommodate this without the garage so there is no highway objection to the scheme.

(v) Southern Water

Southern Water have noted that the existing bungalow is constructed over a public foul and surface water sewer. Therefore it is essential that before works commence the detailed foundation design accommodates the presence of this sewer. This matter does not preclude permission from being granted, but may make the implementation of the development more onerous and subject to Southern Water's separate consents. Informative's to this effect are proposed.

8 Conclusion

The revised design is considered appropriate to both the street scene and would not materially affect neighbouring residential amenity. Accordingly the application is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00379
(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 Compulsary Purchase Act 2004.
- 2 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan, Block Plan, Proposed Plans and Elevations Dwg no:01 rev A
Reason: - To ensure provision of a satisfactory development.