
Site Address:	117B West Street, Havant, PO9 1LE		
Proposal:	Side dormer.		
Application No:	APP/16/01302	Expiry Date:	13/03/2017
Applicant:	Mr Taylor		
Agent:	Mr Power	Case Officer:	Harriet Pitney
	Thorns Young Ltd		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is one of a pair of semi-detached dwellings, located on the northern side of West Street. The application site is located within the Brockhampton Conservation Area and comprises elevations of brick construction with a concrete tiled pitched roof with a double bay which projects forward of the principal elevation.

The area is residential in nature with a medium to high density of dwellings adjacent to the site and to all boundaries of a similar age, style with the majority of properties similar in terms of their design.

2 Planning History

None relevant

3 Proposal

This application is for the erection of a side dormer to the western elevation.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

FAO Conservation Officer, Development Control
No Objection .

117b West Street is one of a pair of semi-detached dwellings. It is located within the Brockhampton Conservation Area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The dormer due to its location on the western side elevation will be visible from West Street. However, due to its size and design it is considered that the dormer will not dominate the roof. This is helped by the fact that the dormer is set away from the ridge line.

It should also be noted that a property across the road already has a flat roof dormer window to the side. It would therefore be hard to argue that a precedent has not already been set. I therefore consider that the proposal will preserve the character of the conservation area.

Conditions:

Materials to match

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: At least one site notice exists - check the number.

Statutory advertisement: 20/01/2017

Number of representations received: 0

Summary: No representations 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

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to the usual development management criteria.

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

7.3 The dormer, by virtue of its location on the western elevation, would be visible from the streetscene of West Street. However, due to the size, scale and design of the proposed dormer, it is not considered that the development would dominate the roof of the application site, particularly as the dormer has been designed so that it is set back from the ridge line.

- 7.4 Furthermore, there are a number of properties within the streetscene of West Street where similar development has been undertaken to provide a dormer to the side elevation and on this basis, a precedent has been set within the immediate locality for this type of extension to the roof.
- 7.5 As the property is located within the Brockhampton Conservation Area, the Councils Conservation Officer has been consulted as part of this application. Whilst it is acknowledged that the proposal is visible from the streetscene, given the other examples evident within the immediate locality, the scale, siting and design of the proposal is considered to reflect the existing character of the streetscene and would not be considered to harm the character and appearance of the Conservation Area. On this basis, the proposed development appears to meet the principles and objectives of both Policy CS16 & CS11 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.6 It is not considered that the erection of a dormer to the side elevation, primarily by virtue of its location, would have any significant impact on the occupiers of the adjacent neighbouring properties or those immediately opposite or result in any additional overlooking/loss of privacy which would be detrimental to neighbouring amenity. On this basis, the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Council Core Strategy.
- 7.7 It is noted that no letters of objection were received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and would have a limited and acceptable impact on the neighbours immediately adjacent to and opposite the application site. The proposal is therefore considered to be appropriate and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01302 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 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:
Site location plan- received 20th December 2016
Block plan- received 20th December 2016
Existing and proposed floor plans (9243.16)- received 20th December 2016
Existing and proposed elevations (9243.16)- received 20th December 2016
Section plans (9243.16)- received 20th December 2016
Heritage statement (9243.16.BT)- received 16th January 2017
Reason: - To ensure provision of a satisfactory development.