

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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 There are a number of properties within the streetscene of St Thomas Avenue that have been extended previously with the addition of a front dormer (specifically both adjacent neighbouring properties No. 2 & 44 St Thomas Avenue). On this basis, a precedent has been set within the immediate locality for this type of extension to the roof. The application also relates to the enlargement of the dormer to the side (southern) elevation which also appears to be a common characteristic within the streetscene.

7.4 Whilst the proposal would be visible from the streetscene, given the other examples evident within the immediate locality, the scale, siting and design of the proposed dormer to the front and side elevations is considered to reflect the existing character of the streetscene and therefore accords with the principles and objectives of Policy CS16 of the HBLP (Core Strategy).

7.5 The proposed addition of rooflights within the side (northern) elevation would ordinarily meet the tolerances available for this type of development to be considered as Permitted Development, however, the rooflights proposed are to be clear glass and as

such can not be considered to meet Permitted Development by virtue of their location within the side elevation. Notwithstanding the above, it is not considered that this aspect of the proposal would result in any adverse impact which would be harmful to the character and appearance of the area.

(iii) Effect on neighbouring properties

- 7.6 It is not considered that the enlargement of the dormer to the side (southern elevation) or the addition of a dormer window to the front elevation would have any additional impact on the occupiers of the adjacent neighbouring properties or those immediately opposite or result in any additional overlooking/loss of privacy by the additional windows proposed.
- 7.7 Furthermore, the proposed additional rooflights within the northern (side elevation) would be unlikely to result in any adverse impact on the adjacent neighbouring property (No.44 St Thomas Avenue) as this elevation is immediately adjacent to the neighbours single storey detached garage and the first floor elevation of this property does not currently benefit from any windows in this location.
- 7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing or result in any loss of light, privacy or overlooking which would be considered detrimental to neighbour amenity. The proposal is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.9 It is noted that no letters of objection were received with respect to this scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00204 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan- received 28th February 2017
Block plan- received 28th February 2017
Amended existing and proposed floor plans and section (Drg No: 9232.16.1 Revision C)- received 30th March 2017
Amended existing and proposed elevations (Drg No: 9232.16.2 Revision C)- received 30th March 2017
Reason: - To ensure provision of a satisfactory development.