

This is a revised application seeking some amendments to APP/16/00494 - principally the use of the roofspace to create an additional level of accommodation through the addition of a rear dormer style extension - the design of which would form a central gable feature with an arch window at second floor level. Other changes include: to the front elevation the omission of 2 juliet balconies at first floor and replacement with standard windows; to the south side elevation the omission of 1 juliet opening and insertion of additional window in roofslope; and to the rear the use of three lantern lights in the flat roof rear element instead of one large one; and the omission of 2 juliete balconies at first floor and replacement with standard windows.

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

CS16 (High Quality Design)
CS21 (Developer Requirements)
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

The Highway Authority has no adverse comment to this application. I would suggest the Planning Authority condition the three parking spaces shown on the submitted plan

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) CIL

(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. The principle of the two storey addition has already been approved under APP/16/00494, and whilst this current application is a full application seeking permission for the whole development again, (submitted as a free go resubmission), in effect it is the impact of the proposed changes that now need consideration.

(ii) Impact upon the streetscene

In street scene terms the proposed changes to the front elevation are minor and acceptable - just the change to first floor windows.

The previous report noted that the former building was the only bungalow situated between other two storey dwellings and is visually out of character with its immediate setting. Therefore the principle of adding a first floor to create a two storey dwelling is appropriate to the context of the street scene and compliant with policy CS16 1. c).

The proposed design repeats the full hipped roof, minimising roof bulk, and whilst the proposal totally changes the appearance of the property, Hulbert Road is relatively mixed in visual appearance and the proposed design would add variety and not be out-of keeping. The two storey element is kept above the original bungalow and hence the spacings to side boundaries are maintained. Whilst the proposed garage would be to the side boundary, this is single storey only and the skyline above would ensure there is no terracing effect.

(iii) Impact upon residential amenity

The proposed two storey extension remains as previously approved in terms of depth and width, but now adds a central gable feature that is akin to a large dormer, to the rear elevation to enable the use of the loft space. The design concept is appropriate to the style of the host dwelling. It includes a second floor arch window which would enable similar views out as a standard rear dormer. No 77 to the north has such a rear dormer and No 73 to the south has a large glazed window in a two storey rear gable. Therefore the potential overlooking and sense of loss of privacy would not be materially different to that that already exists in the immediate locality.

Being in the centre of the rear facade the additional bulk from the additional rear projection at roof level would not actually result in any additional overshadowing or overbearing impact as the separation distances to neighbours are sufficient.

The proposed single storey addition would project 4.3m beyond the two storey

element but this has already been approved under the prior notification procedure and the previous application. It is noted that this element of the proposal includes a flat roof with parapet surround. Whilst this flat roofed area is not currently shown as being used as a sitting out balcony, there would clearly be that possibility for the future. Given that this would enable direct views over adjacent dwellings any such balcony would be harmful to residential amenity and accordingly it is considered appropriate to condition against this use. With such a condition and on the basis of the submitted plans, the proposal is not considered to cause any loss of residential amenity and would be compliant with Policy CS16 1. e).

(iv) Highways and parking

The proposal would increase the property from a 2 bed bungalow to a 4/5 bed two storey dwelling and accordingly there is a requirement for 3 on site parking spaces. The drive is of adequate length to provide these on the frontage without relying on the proposed attached garage.

(v) CIL

The proposed extensions exceed the new build residential floorspace 100sqm threshold and as such the scheme is CIL liable. The scheme was previously CIL liable and this revised scheme increases the floorspace due to the loft area and the new total floorspace amounts to 207 sqm. As a new permission for the whole development the CIL is recalculated for the whole floor area rather than just the additional floorspace. At current rates the chargeable development requires a CIL payment of £21,069.64 and the Draft Liability Notice has been issued. The applicants have completed the appropriate Self Build Exemption Form and the required Assumption of Liability Notice form has been returned.

8 Conclusion

The revised scheme for first floor additions to form a two storey dwelling and side and rear single storey extensions would significantly alter the visual appearance of the site, but is considered appropriate to the context of the site without causing any demonstrable harm. It is noted that no letters of objection were received with respect to the scheme. Therefore the application is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00112

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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 forms, unless otherwise first agreed in writing with 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 At no time shall the hereby approved flat roofed single storey rear and side extension be used as a first floor sitting out balcony.
Reason - To protect the amenity of adjacent residents 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:
Site & Location Plan Drawing No 1.005 rev D4
Existing & Proposed Floor Plans Drawing No 1.010 rev D3
Existing & Proposed External Elevations Drawing No 1.015 rev D4
Reason: - To ensure provision of a satisfactory development.