
Site Address:	2B Scratchface Lane, Havant, PO9 3NG		
Proposal:	2No. dormers to south elevation and 1No. dormer to north elevation.		
Application No:	APP/16/01151	Expiry Date:	03/01/2017
Applicant:	Mr Little		
Agent:	Mr C Power	Case Officer:	Bee Crawford
	Thorns - Young Ltd		
Ward:	Bedhampton		
Site Visit Date:	18/11/2016		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a detached garage to the rear. It has a brown tiled pitched roof and elevations of red multibrick and cream painted render. The site is level and is configured with the primary amenity area to the front of the property which is mainly laid to lawn. There is vehicular access to the front with a gravel drive and parking area and a small patio area and decking to the rear of the property. The site is enclosed to all boundaries with a mixture of fencing, gates, hedging and walls to a height of 2 metres.
- 1.2 A detached bungalow is to the north, a detached chalet style dwelling is to the south, both with similar garden layouts to that of the application site, the rear gardens of properties in Hulbert Road are to the east and the rear gardens of properties in Roman Way are opposite. The area is of medium density with two storey detached, semi-detached and chalet style properties and detached bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the provision of 2 no. dormers to the south elevation and 1 no. dormer to the north elevation. The submitted plans also show the provision of a window in the rear gable end of the property, although this element of the scheme falls within the realms of permitted development and does not require the benefit of planning permission.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

The Highway Authority have no adverse comment 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The property at 2B Scratchface Lane backs directly onto the back of my dwelling in Hulbert Road. The planning application provides for a window at the back of the property that will directly overlook my back garden and provide clear and close visibility into my lounge, kitchen and both upstairs bedrooms. Whilst I have no objection to the dormer south and north elevations, this rear upstairs window is a significant intrusion on mine and my wife's privacy. In 2006 I was granted planning permission to install a rooflight window on the north side of my property overlooking the gardens and south side of the property at number 7, Hulbert Road. This permission was granted on the basis that the window "at all times be and remain glazed entirely with obscure glass". This was done and has remained so ever since. Could I suggest that a similar condition be imposed on the application	The provision of the window in the rear gable of the property falls within the realms of permitted development and does not form part of this application.

APP/16/01151. This would provide the light that clearly would benefit the application and would maintain the privacy that my family has enjoyed for many years.	
I object to permission being given to fit dormers to 2B Scratchface Lane, especially anything North facing, on the grounds of invasion of privacy to the rear garden of my property at No.7 Hulbert road. Until now, the council has granted permission to fit Velux roof windows to most of the surrounding bungalows, including 2A, 2c, 3 Scratch face lane and No5 Hulbert road. Velux windows obviously allow light in but restrict ready access as a viewing platform, thus maintaining a degree of privacy for adjoining properties. It's worth noting that existing Velux windows in the vicinity of 2B are also set high up in the roof space in order to make them less likely to be used for viewing purposes.	See section 7 below. In certain circumstances, side dormers and windows can be added to a property under the realms of permitted development, providing the relevant criteria can be met.
If permission is granted to fit dormers to 2B Scratchface Lane then this would set a precedence that would enable others to follow suit and in doing so destroy all aspects of back garden privacy for the surrounding properties, thus seriously affecting current market values of those properties.	

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 proposal would be visible from the public realm with the front of the property approximately 10 metres away from the highway. The development is to provide additional accommodation within the roofspace incorporating dormer windows to the north and south elevations of the property. Generally, this style of dormer is not encouraged as the best design solution on a pitched roof building. However, the

existing streetscene is not one of uniformity and whilst the dormers would be fairly prominent, the development would not be wholly out of character of the streetscene

- 7.4 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces. However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.
- 7.5 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

- 7.6 The side dormers would introduce accommodation within the roofspace of the property. The layouts of the properties to the north and south are similar to the application site in that the main garden area is to the front. Officer concerns were raised with respect to loss of privacy to the amenity area of 2c Scratchface Lane in particular, as this dwelling is set back from 2b and consequently the proposed dormers on the southern elevation of the application site would directly overlook the main garden area of this property. In order to mitigate this impact, a condition is recommended that the windows on the southern elevation of the application site are fixed shut and fitted with obscure glazing. Ventilation to the bedrooms affected could be achieved by the installation of flush windows in each gable end of the property (one of which is shown on the submitted plan), which would not require planning permission.
- 7.7 Concern was raised with respect to the dormer to the north elevation resulting in a loss of privacy to the rear garden of the property at number 7 Hulbert Road. The window in this dormer is of a modest size with a small top opening fan light serving a bathroom and is situated 4.3 metres away from the rear elevation of the property. Subsequently it is considered this would not result in an unacceptable level of overlooking or loss of privacy to the adjoining properties. Notwithstanding the above, a condition is recommended for the window to be obscure glazed to minimise any impact on the neighbouring properties. The proposal would have no adverse bearing on the properties opposite.
- 7.8 Consequently by way of the recommended conditions, it is considered that the proposal is unlikely to 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 to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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/16/01151 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, together with tile hanging.

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor south facing elevation shall be fixed shut and fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.

- 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 serving the bathroom in the first floor north facing elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan

Drg no. 9210.16 Existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.