
Site Address:	3 Firlands Rise, Havant, PO9 3LD		
Proposal:	Dormer to south elevation; fenestration alterations; all glass balustrade at first floor level (south elevation), raised patio.		
Application No:	APP/16/00654	Expiry Date:	31/08/2016
Applicant:	Mrs Creak		
Agent:	Mr A Brown	Case Officer:	Tina Pickup
	Dwell Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

Firlands Rise is a small private cul-de-sac serving 4 large detached, 1980's dwellings to the west off Glebe Park Avenue. The land slopes up to the north and No 3, the application site, is located in the north-west corner of the cul-de-sac at an elevated position, with a relatively open front garden. No 3 is a chalet style dwelling with integral garage at the western end, constructed of dark brick and red tiles - others in the cul-de-sac have similar materials but vary in design with some being 2 storey dwellings. The front south elevation of the existing property includes a recessed first floor window with opening doors onto a balcony set within the roofslope.

The new development of One Eighty is located to the west. Boundary treatments include 2m high close boarded fence with mature evergreen high hedging to the front eastern side; and more open trellis to the front west.

2 Planning History

None relevant

3 Proposal

The proposal involves changing the existing recessed balcony on the south elevation to a lead clad dormer with window; changing the existing eastern most dormer window to opening doors and adding a glass balustrade (i.e. converting it to a Juliet style opening); making other fenestration changes including 2 sets of opening doors on the ground floor front elevation; replacing all the brown timber windows with grey frames windows and the creation of a raised patio in the south east corner - which due to the land slope would be over 300m from natural levels.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

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

(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) Impact upon the streetscene

The proposal results in a change to the external appearance of the dwelling through the change to grey window frames, lead dormer and glass balustrade. The street scene only comprises the 4 dwellings in a very hidden back-land position - served by a private drive. You only see the site when almost directly in front of it. Therefore the visual impact of the change would not affect the wider street scene. Since the other windows in the dwelling are also to be changed, then the whole facade would match. By virtue of the age of the cul-de-sac development which has now matured, the other 3 dwellings have made alterations and No 2 to the west has pale oak windows. Therefore the original uniformity of materials has already been eroded and it is considered that the proposed change to external appearance would simply add to the

mix of the cul-de-sac and not have any detrimental effect on the wider street scene.

(iii) Impact upon residential amenity

The proposed renovations to the property make the front elevation the primary aspect - so internally the main living rooms would benefit from the southerly aspect and views. The proposed patio in the front eastern corner would change the nature of a traditional more public frontage to a well used family garden and sitting out area. However this front eastern boundary is screened by very high mature hedging - some of which appears to be evergreen. Therefore there would be no views into the garden of No 4 to the east which is enclosed and used as an extended side and rear garden i.e. it also comprises their private garden area. Accordingly the adjacent uses would be compatible and no loss of amenity would result to No 4. The frontage of No 2 to the west would be more overlooked, but as a public frontage area this is not considered inappropriate.

The change to a Juliet style balcony in the eastern dormer does bring the possibility of overlooking closer to the shared boundary with No 4 - but as already noted this is screened by a very high hedge. Given that this change could be undertaken as permitted development (if done in matching materials) then it would be inappropriate to resist the Juliet balcony on amenity grounds - especially considering the full walk-out balcony is being removed through its conversion to a dormer.

8 **Conclusion**

The proposed works are considered acceptable and compliant with policy CS16 and therefore recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00654

(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 Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site Plan Drawing No (pl) 01
Proposed Site Plan Drawing No (pl) 04 rev a
Existing Floor Plans Drawing No (pl) 02
Existing Elevations Drawing No (pl) 03
Proposed Elevations Drawing No (pl) 06 rev c
Proposed Floor Plans Drawing No (pl) 05 rev c

Reason: - To ensure provision of a satisfactory development.