
Site Address: 12 Harrison Way, Havant, PO9 5FD
Proposal: Loft conversion with rear facing dormer creation 3No rooflights to front elevation.
Application No: APP/23/00972
Applicant: Mr S O'Connor
Agent: Mr D P Manns
Ward: St Faiths
Site Visit Date: 15/01/2024

Expiry Date: 07/02/2024
Case Officer: Denise Sheath

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Harrison Way, Havant, is a two storey semi detached property constructed with red/brown brick with a hung tiled roof. The rear of the property is laid to lawn with 2m high fencing to the rear and rear side elevations. The rear garden slopes down northwards. The property is set upon higher ground than the adjoining neighbouring properties. The front of the property is hard surfaced for the parking of 2No. vehicles.

2 Planning History

APP/21/00423 - Display of 1No. non-illuminated stack sign on timber posts with ACM face panels. PERM - 05/08/2021

3 Proposal

Loft conversion with rear facing dormer creation 3No rooflights to front 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

CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
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

Arboriculturalist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development would be for internal works to convert the loft with a rear facing dormer and three roof lights. The trees on the adjoining land to the east of the property are subject to a Tree Preservation Order (TPO 0878), but are separated from the development site by an existing timber fence that acts as a tree protection measure for the site.

The application form confirms that there is no intention of any works to trees to implement the planning permission in full and it is anticipated that construction activity including the delivery and storage of materials would be on areas of existing hardstanding to the front of the property. The local authority would need to be notified if any works were required to the trees subject to TPO 0878.

The development would not have a detrimental impact to trees and would be in accordance with policy DM8 of the Core Strategy (2011).

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

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
- (iv) Parking

(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 is for the construction of a flat roof rear dormer. The proposed dormer would have dimensions of approximately 4.5 metres width, 2.9 metre height and a 2.7 metre depth. The dormer would be constructed with materials similar in appearance to the tiles of the existing roof. The proposed dormer does not appear to dominate the rear roof slope with the 2No. windows similar in size and positioned in keeping with the position of the first floor windows below. 3No. roof lights are proposed to the front roof slope. These windows would serve the stairwell, a bathroom and a further window to serve the bedroom within the roof space.

7.4 This dormer is judged to be in generally consistent with the dormer design features supported in the Havant Borough Design Guidance - it would be set down from the ridge and up from the eaves line. It is noted that there are no examples of rear dormers

in the surrounding development and a history search shows this would be first rear dormer to be granted permission within Harrison Way. Despite this, the dormer is not deemed to cause harm to the character of the area and the position to the rear roof slope would mean it wouldn't be a widely visible feature in the public realm. There are many examples of roof lights to the front roof slopes within the new housing estate in which Harrison Way is situated. It is not considered the proposed rear dormer and the installation of 3No. roof lights to the front roof slope would have a harmful Impact upon the character of the streetscene or surrounding area.

- 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 To the rear (north) of the application site are the rear gardens of No.24 and 26 Harrison Way. There is an approximate 17 metre separation distance from the dormer to the rear facing elevation of No.24 and an approximate 21m distance from the dormer to the rear facing elevation of No.26. Whilst this does not meet the 24 metres back to back distance for a 3 storey dwelling as stipulated in the Havant Borough Design Guide, the buildings are set at an angle to each other and not directly back to back. These neighbouring properties are set at lower ground level than the application site. It is therefore considered that any overlooking would not be greatly increased from the existing situation from the 1st floor bedroom windows.
- 7.7 The proposed dormer would have views straight down the garden rather than directly down towards private amenity space of the adjoining neighbouring property to the west (No.14 Harrison Way). It is therefore judged that the proposed dormer would not cause significant harm to the amenity of this neighbouring property. Any impact from the proposal would be considered limited and acceptable.
- 7.8 The proposed roof lights to the front roof slope are not considered to have a detrimental impact upon the neighbouring properties fronting the application site (No.s 8 & 10 Harrison Way). The frontage areas in which the roof lights are facing are currently readily visible from the public domain. Therefore any impact from the proposed rooflights are considered minimal limited and acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 The proposal would include the internal reconfiguration of the first floor layout. The reconfiguration would remove an internal wall between 2No. bedrooms to create 1No larger bedroom. The proposed reconfiguration would ensure that 12 Harrison Way would remain as a 3 bedroom property. Therefore no further car parking spaces would be required. Therefore conforming with Havant Borough Council Parking SPD.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00972 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:

Application Form - Received 08 December 2023

Location Plan - Drawing No. O'Connor-01A - Received 08 December 2023

Block Plan - Drawing No. O'Connor-01A - Received 08 December 2023

Existing and Proposed Elevations and Floor Plans - Drawing No.01A Rev C - Received 13 February 2024

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 Prior to the occupation of the bedroom within the loft conversion at second floor level the proposed internal reconfiguration works of the first floor layout from 3No. bedrooms into 2No. bedrooms shall have been carried out in accordance with the approved plans. The property shall thereafter remain a 3 bedroom property unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not result in additional car parking requirements which cannot be accommodated on site and to discourage parking on the adjoining highway in the interests of highway safety and local amenity having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking Supplementary Planning Document 2016 and the National Planning Policy Framework.