

Recommendation: **GRANT PERMISSION**

Councillor Gwen Robinson
No comment

Councillor Mike Seal

No comment

Councillor Peter Wade

No comment

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: 2

Comment	Officer Comment
The proposed balcony at the rear of the property would take away the privacy of our garden which we strongly object to losing	The rear balcony element of the proposal has since been removed from the proposal.
Thank you for giving us the opportunity to review the planning application for 24 Warfield Crescent, adjacent to our property. The one glaring disappointment is the proposed balcony to the rear of the development, which would overlook our patio and garden, and would be a gross invasion of our privacy due to its close proximity. We therefore strongly object to the proposed balcony; we believe it is not in keeping with the character of neighbourhood and would compromise the integrity of the area. We also firmly believe that it could affect the value of our property, should we wish to sell in the future.	The rear balcony element of the proposal has since been removed from the proposal.

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
- (v) CIL

(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 This proposal has been amended following its original submission as it was considered by the case officer that the proposal should be altered in design to reduce mass and bulk and to reduce overlooking to neighbouring properties in the form of the proposed rear balcony which has since been removed from the proposal. The scheme now includes a barn hipped roof with an increase in the ridge height of approximately 0.5 metres. Three dormers are proposed to the front roof slope with hipped back roof slopes. To the rear there would be two dormers with hipped back roof slopes and Juliet balconies. These would have widths of approximately 4.3 metres each and depths of 3.2 metres along the eaves level. The space created at first floor level would create 4 bedrooms, two of these ensuite and one family bathroom. The two Juliet balconies would serve bedrooms to the rear and to the side elevations the first floor windows would serve bathrooms. To the front a pitched roof would be added to the front projection and to the side a door would be added to the side projection which would now serve a utility room. Towards the rear a flat roof and bi-fold doors would be added. The space would be internally reconfigured at ground floor level as bedrooms would be moved upstairs. Proposed materials would match existing.

- 7.4 The proposed alterations to the property would result in a generous amount of additional floorspace at first floor level and it is noted the proposed roof extension would add additional bulk to the roof form when viewed from the highway the proposal is not deemed to be out of keeping within the streetscene as it is noted other properties have altered roof slopes and dormers to the front roof slope. The dormers to the rear roof slope would be fairly large in scale , although the appearance of these is deemed to be softened by the hipped back roof design. On balance they would not be highly visible from the public realm and would be set in from the sides of the roof and for those reasons are considered acceptable additions to the roof slope.

- 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 rear dormers would generally have views straight down the rear garden of the application site. It is noted that some degree of overlooking is to be expected in a close proximity residential area and it is deemed the dormers would not offer direct views into private amenity spaces of the neighbouring properties either side of the application site including no 26 to the east and no 22 to the west . To the rear of the

site is the rear of no 23 Lower Bere Road however there would be over 30 metres back to back separation distance which is deemed substantial enough to mitigate against any overlooking as stipulated in the Havant Borough Design Guide. The Juliet balconies would not offer a step out and therefore would have views similar to windows, not offering step out views down into gardens of neighbouring properties.

- 7.7 Consequently, it is considered that the proposal will not 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 opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.8 The proposal would result in a 4 bedroom property . A parking plan has been provided which shows that 3 parking spaces could be accommodated towards the front of the plot within the site boundary. This proposal therefore meets the required parking allocation.

(v) CIL

- 7.9 This proposal initially exceeded 100m² of additional floorspace however following the alterations now measures just below 100m² of additional floorspace and is therefore not CIL liable.

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/22/00116

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:

P0 Amended existing and proposed ground floor
P1 V2 Amended proposed loft
P10 Amended proposed parking
P2 Amended location and site plans
P3 V3 Amended existing and proposed front and rear elevations

P4 V3 Amended existing and proposed side elevations

Reason: - To ensure provision of a satisfactory development.

- 3 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.
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 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.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015 (as amended), prior to first occupation of the extensions hereby permitted the bathroom / en suite windows in the first floor on the side elevations facing east and west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.