
Site Address: Breckland, Edward Gardens, Havant, PO9 3JJ
Proposal: Loft conversion with front and rear gables, dormers and addition of solar panels.
Application Type: Full Planning Permission
Application No: APP/22/00496 Expiry Date: 05/09/2022
Applicant: Mr Haynes
Agent: Mrs Wells Case Officer: Selina Donophy
 Applecore PDM Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the north side of Edward Gardens, Havant. This property has a hipped roof with garages at ground floor level to the side and elevations of brick construction. The site is surrounded by trees and backs on to Tulip Gardens to the north. The site is located within the Old Bedhampton Conservation Area. Along Edward Gardens, there is a Grade II listed building – The Manor House.

2 Planning History

07/72752/000 - Cut Fir trees back to boundary within the curtilage of Breckland, Edward Gardens, Havant within Old Bedhampton Conservation Area., RNO,07/01/2008
APP/15/01040 - Fell 14No. Conifer trees within Conservation Area of Old Bedhampton., RNO,06/11/2015
APP/20/00545 - Crown reduce east sector of 1No. Lawson Cypress (T1 on plan) by up to 1.5m or to old pruning points and crown reduce height by up to 5m to leave an overall height of 8m; Crown reduce northern and eastern facing branches of 1No. Beech (T2 on plan) by up to 1.5m or back to boundary edge, cut to growth points to leave a natural shape. Within conservation area of Old Bedhampton., RNO,14/08/2020

3 Proposal

Loft conversion with front and rear gables, dormers and addition of solar panels.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS14 (Efficient Use of Resources)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

Proposal: .

The loft conversion would comprise the build-up of the roof to gable ends and the construction of a large, flat roof rear dormer window and a number of solar panels on the opposite roof slope.

Assessment: .

The proposal would result in a large, flat roof dormer roof extension, the design of which does not particularly complement the character of the main house. There are no other examples of similar developments within the immediate vicinity. The roof extension would be visible from Edwards Gardens which forms part of the Old Bedhampton Conservation Area.

As proposed, I am of the view that the proposal would not meet the test of 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as it would neither preserve nor enhance the special character of the conservation area by proposing a structure which would dominate the rear roof slope, combined with the flat roof design.

There may be scope to reduce the size of the dormer structure or have two smaller dormers, which would have less visual impact. I would be happy to comment further on any amended scheme which is submitted.

Conclusion .

Holding objection subject to the submission of an amended design.

Case Officer comment : Further comments received following amended plans

The three pitched roof dormers look much better from my perspective than the large flat roof structure, as they are more in keeping with the traditional style of the roof. This would address my previous concerns.

Councillor Anne Fairhurst - Bedhampton

No comment received

Councillor D Guest

No comment received

Councillor Mark Inkster

No comment received

County Archaeologist

The proposals will involve no significant groundworks and, as such, I do not wish to raise any archaeological issues.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing foul sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 100 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No new development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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: 1

Statutory advertisement: 22/07/2022

Number of representations received: 2

Comment	Officer Comment
A dormer to the western side with windows and front gable with a window would appear to be acceptable. A dormer to the eastern side with windows and rear cable with a window would not be acceptable as it would impinge on the privacy of several other neighbouring properties.	Please see 'Planning Considerations ' section of the report.
See representation in Documents- concerns relating to construction access to the site and appearance and fire risk of solar panels.	It is acknowledged that construction activity can cause disruption to adjoining properties, however this is not a material planning consideration. Any blocking of accesses would be a civil matter between the parties involved; any undue noise and disturbance would be a matter controlled under separate Environmental Health legislation. Informatives are proposed to highlight key Environmental Health issues. No fire risk issues have been identified in relation to the solar panels.

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) Appropriateness of design and impact on the character of the Conservation Area
- (iv) Effect on neighbouring properties
- (v) 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 This proposal comprises a build up of the roof to the front and rear roof slopes with hip to gable roof extensions. Also proposed are three pitched roof dormers to the west elevation and solar panels to the east elevation. The dormers proposed have been amended since the initial submission from a larger flat roof dormer to three split up pitched roof dormers following mass and bulk concerns and impact on the Old Bedhampton Conservation Area. These dormers would have hipped back roofs with materials to match existing. The roof alterations would allow for two additional bedrooms in the roof alongside a bathroom. The bedrooms would be served by windows to the front and rear elevations. The dormer windows would be obscure glazed and top opening. The solar panels would cover the majority of the east roof slope.

7.4 The proposed dormers and roof extension are considered to be acceptable additions to the roof, the dormers would not dominate the side roof slope and, whilst the hip to gable roof extensions would alter the roof form, the resulting pitched roof is not deemed to be harmful to the character of the host dwelling or the surrounding area. The solar panels would take up much of the side roof slope however are deemed to be acceptable within the roof slope, noting the advantages of solar energy on the environment and relevant Government and Havant Policies. Overall the proposals are deemed acceptable additions in terms of the impact on the character of the 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) Appropriateness of design and impact on the character of the Conservation Area

7.6 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

- 7.7 The site is located within the Old Bedhampton Conservation Area. For this reason Havant's Conservation Officer has been consulted on this proposal . Following the amendments to the dormers no objection has been upheld to this proposal and the impact on the conservation area is considered to be acceptable.

(iv) Effect on neighbouring properties

- 7.8 The dormer windows would have offered some views down into the rear garden of no 7 Tulip Gardens to the west however these windows would be obscure glazed and top opening to ensure that no overlooking into private amenity spaces takes place . The front and rear elevation windows are not considered to result in harmful overlooking noting there are already front and rear elevation windows at first floor level. The proposals are not deemed to result in harm to the amenity of properties to the side, front or rear.
- 7.9 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).

(v) Parking

- 7.10 This proposal would result in 2 additional bedrooms however there are already 4 bedrooms in this property and there is a double garage and space for one vehicle to the front of this, meeting the Borough's parking allocation.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the Conservation Area and 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/22/00496 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:

PG.7050.22.02 REV C Amended proposed floor plans

PG.7050.22.03 REV D Amended proposed elevations

Location plan uploaded on the 15.06.2022

Block plan uploaded on the 15.06.2022

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bedroom and bathroom dormer windows in the second floor on the side elevation facing west shall be fitted with 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.