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Site Address: 85 Oaklands Road, Havant, PO9 2RL  
Proposal: Proposed side dormer to the eastern roof slope, with 2No. rooflights to the western side roof slope.  
Application Type: Full Planning Permission  
Application No: APP/22/00901                      Expiry Date: 14/11/2022  
Applicant: Ms Leach  
Agent: Ms L Taylor                      Case Officer: Denise Sheath  
            Thorns - Young Ltd  
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

85 Oaklands Road, Havant, is two semi detached property, the property is constructed with pale brick to the ground floor elevations, with white cladding to the first floor elevations, the property has a hung tiled roof. The property has porch to the front elevation with an open laid to lawn area to the frontage and western side elevation. Due to the location of the property on a corner plot the eastern side is the private garden amenity space, this is enclosed with a 2m high brick wall with wooden fence panels in between to the south eastern front boundary and an eastern side boundary, with a 1.8m high wooden fence to the northern boundary. There is a detached garage which forms part of the eastern boundary treatment adjacent the side garden amenity space.

## **2 Planning History**

None relevant

## **3 Proposal**

Proposed side dormer.

## **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)  
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**

Not required

## **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 property is part of a pair of semi-detached dwellings, with the application site entrance fronting the southern section of Oaklands Road with the other half of the semi detached property facing onto the northern branch of Oaklands Road. Due to the unique location of the application site on the corner of the southern and northern branches of Oaklands Road, the side roof slope which this application refers, is the rear roof slope for the other half of the semi-detached property (No.83).

7.4 The proposal is for the installation of a side dormer to the eastern roof slope and 2No. roof lights to the western roof slope following a loft conversion to create an additional bedroom and ensuite.

7.5 The proposed dormer will be set back from the eaves and would be level with the ridge height of the main roof. The proposed dormer would appear prominent and have a bulky design within the roof slope which is not in accordance with the Havant Design Guide. However a history search carried out on the property have found no restrictions with regard to roof alterations (Class B), and the proposal would meet the requirement of Permitted Development except the proposed windows would not be

obscurely glazed/fixed shut. An assessment of the impact of these clear glazed windows has been carried out and it is considered that they do not create additional overlooking concerns. The proposed materials to the dormer will include hung tiles which is a common material used in the construction of dormers, it is not considered that the hung material would have a detrimental impact upon the character of the property. It has therefore been considered notwithstanding that there are concerns regarding the bulky design of the dormer and its prominence within the roof slope due to the fall back position of permitted development it leads to the conclusion that a refusal would not be justifiable in this instance.

- 7.6 It is noted that many of the properties within Oaklands Road have roof alterations, these include a mix of rooflights to the front and rear roof slopes as well as front and rear dormers.
- 7.7 The design and appearance of the proposal is deemed appropriate (given the fall back position) 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

- 7.8 The 2no. roof lights proposed to the western roof slope would face out onto the public highway and the side elevation of the neighbouring property opposite (No.19), they are therefore not considered to cause harmful overlooking and any impact would be minimal and acceptable
- 7.9 The side dormer to the eastern roof slope would face onto the blank side facing elevation of the neighbouring property to the east (No.87). It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.10 The proposed side dormer it is not considered to appear overbearing or result in the harmful loss of light or create any further overlooking than that of what is existing from the existing first floor windows to the neighbouring property to the north (No.83). It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.11 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.12 The proposal would include the addition of an extra bedroom taking the property from a 3No. bedroom property to a 4No. bedroom Property. In accordance with the Council's Residential Parking Standard SPD, 3No. parking spaces are required for a property of this size. An amended block plan has been provided which has shown that there is sufficient space to the front and western side elevation of the house to provide off road parking for 3No. vehicles. Accordingly, it is recommended that a condition be attached to the planning permission to require that the parking spaces shown are

provided and retained.

## 8 **Conclusion**

- 8.1 The scale, siting and design of the proposals would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00901 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:  
  
Location Plan - Received 20 September 2022  
Block Plan - Received 03 November 2022  
Existing Floor Plans and Elevations - Drawing No.6167.22.1 - Received 20 September 2022  
Proposed Floor Plans and Elevations - Drawing No. 6167.22.2 PL1 - Received 20 September 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 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.  
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.