

Recommendation: **GRANT PERMISSION**

Havant Borough Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Property Services Manager Comment:

No adverse comment in regards to the application.

Development Engineer - Highways Comment:

No adverse comment in regards to this application.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

1. Objection on the grounds that the proposed east facing dormer will overlook the property at 52 and impact privacy levels.
2. Objection that the first floor front section (west) will cause a loss of sunlight and daylight to the front bedroom of No 48 to an unacceptable level which will affect amenity levels.

Officer Comment: Following these comments the plans have been amended to address these concerns in part. Further detail will be discussed in Section 7 'Planning Considerations'.

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 character of the area
- (iii) Impact upon residential amenity
- (iv) Flooding

- (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. The development is considered acceptable subject to planning conditions.

- (ii) Impact upon the character of the area

No 50 is positioned within a streetscene where development is common and there is

no set uniformity in dwelling design and size. The proposed works to No 50 are considered to not drastically alter the visual amenity of the dwelling and coupled with the other examples of similar development within Bembridge Drive the works are not considered to detract significant character from the area nor streetscene.

The proposed works are partly hidden from the public realm but where visible they would appear subservient to No 50 and not obtrusive in size. Materials are proposed to be used that are matching to that of the host dwelling which will help maintain the character of No 50 and ensure the works do not look out of place.

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) Impact upon residential amenity

Comments have been received that express concern of over-looking from the proposed front dormer. Following an assessment it was agreed that the proposed window could impact the residential amenity of No 52 and therefore plans were amended to put the window at 1.7m high to ensure this met with guidance stipulated in the Borough Design Guide to prevent overlooking. The same was carried out to the ground floor window to the side of No 50 to protect and maintain amenity levels of No 48 and this will be conditioned as part of the decision. No further comments were made regarding the proposal following a re-advertisement of the plans.

Concern has been raised regarding the proposed development impacting light levels to the west. An assessment has been carried out and due to the works being positioned on the north elevation of No 50 and that the works will be set off the boundary and not to the same depth as the neighbouring rear elevation the light levels were not seen to be impacted nor restricted to the dwelling at No 48, or 52. The design proposed (including the hiping of the roof) should offer an improved visual appearance and outlook from No 48 then the existing garage in place which has a greater existing depth and is located in closer proximity to the curtilage boundary.

The proposed works to the rear of No 50 are considered to not impact the residential amenity of either neighbour. The installation of the dormer, juliet balcony and windows to the rear will create a view out to the seafront only and as this space is viewable and open to public viewing already, it is felt that the works would not create a significant additional impact. The rooflight to the front of No 50 is proposed as a means of escape from the first floor and would create a direct view of the front amenity space of No 50 only.

Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have a 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) Flooding

The applicant will incorporate resilience measures into the design.

8 Conclusion

No 50 Bembridge Drive has adequate amenity space for the proposed works. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00861 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 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.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the window in the side dormer on the first floor front elevation facing No 50 and the side window on the ground floor west (side) elevation facing No 48 shall be fitted to a height of no less than 1.7m above finished floor level 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ordnance Survey Plan: Licence No 100019980

Ordnance Survey Plan Showing Garage Demolition: Licence No 100019980

Ordnance Survey Plan Showing Proposed Works: Licence No 100019980

Existing Ground Floor and Roof Plan: Drawing No RB/NA/233/16 (1 of 5)

Existing and Proposed Rear Elevation with Proposed Roof Plan: Drawing No RB/NA/233/16 (2 of 5)

Existing and Proposed Front and Side Elevations Plan: Drawing No RB/NA/233/16 (3 of 5) (A)(A)

Proposed Ground Floor Plan: Drawing No B/NA/233/16 (4 of 5)

Proposed First Floor Plan: Drawing No B/NA/233/16 (5 of 5) (A)(A)

Flood Risk Assessment Matrix: Received 22.09.2016 via post

CIL Forms Received 26.09.2016 via post

Reason: - To ensure provision of a satisfactory development.

