
Site Address: 4 Wren Grove, Havant, PO9 5FL
Proposal: Loft conversion with rear dormer and external alterations including garage conversion
Application Type: Full Planning Permission
Application No: APP/22/00456 Expiry Date: 27/06/2022
Applicant: Mr Holdaway
Agent: Mr Favier Case Officer: Joseph Toole
Benjamin Favier Architects
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Wren Grove, Havant is located to the north side of Wren Grove. The application site is a detached two storey property comprising cream render and brickwork with red clay roof tiles. Vehicular access is from Wren Grove with parking to the front.

The property is located within a modern residential area with surrounding properties of similar style and design.

2 Planning History

APP/21/01138 - Single storey rear extension and alterations, PERM,25/11/2021

3 Proposal

The proposed development would involve a loft conversion with a rear dormer to be used as a two bedrooms and two bathrooms. The proposed rear dormer would have a length of approximately 8.2 metres, a depth of approximately 2.6 metres and a maximum height of approximately 1.8 metres. Furthermore, there would be a garage conversion following the removal of the existing garage door. This requires formal planning permission as it would be contrary condition 8 of planning application reference APP/18/00453.

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)

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

Councillor Imogen Payter

No Comment.

Councillor Philip Munday - St Faiths

No Comment.

Councillor T Pike - St Faith's

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: 5 - 3 objections and 2 supports

Comments	Officer Comment
Objections	
Overlooking concerns from rear dormer	Please see Section 7.
Be an incongruous addition on the pitched roof-line	Please see Section 7.
It is to be noted that the entire existing pitched roof will need to be removed prior to undertaking the loft conversion works	Where appropriate construction issues are considered under the Building Regulations.
Wish for obscured windows due to overlooking concerns	Please see Section 7.
Already had extensive extension works	This is not a material planning consideration
Better if the two bedroom windows were on the south facing side	Please see Section 7

Supports	
No issue with south elevation	Noted
Plans look good	Noted

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 proposed dormer would have timber weatherboarding and a single ply membrane to the roof. The proposed window replacement to the front would be matching the existing. These alterations are considered to be in keeping with the context of the main dwellinghouse and character of the area.

7.4 Due to the minor alterations to the front of the property it is not considered to have an adverse impact upon the character of the area. The proposed works to the rear would not be readily visible from the street scene.

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 front there would be a new window replacing the garage door on the ground floor and 2 rooflights within the loft conversion. These alterations are not considered to have an adverse impact upon any neighbouring property.

7.7 On the east side facing No.2 Wren Grove there would be a side window serving the stairwell on the second floor. Due to its height and position it is not considered to cause harmful overlooking to the occupiers of No.2.

- 7.8 To the rear there would be 3 windows within the proposed dormer serving 2 bedrooms and a shower room / bathroom. These views would face out onto the rear gardens of the surrounding properties. The property would have a minimum separation distance of approximately 24 metres from the rear walls of No.s 31 and 33 Normandy Way (directly to the rear) which is in accordance with the guidance in the Havant Borough Design Guide SPD in relation to new three storey dwellings to existing two storey dwellings. With regards to the impact on No.75 Admiralty Crescent (to the side) due to the angle of the property the proposed dormer windows are not considered to cause harmful overlooking into their private amenity space. In terms of its impact upon No.77 Admiralty Crescent the proposed dormer is considered to create similar views to that already established on site and views expected within a residential area. It is worth noting that a dormer of this size and position could be carried out under permitted development without the need for planning consent thus having a fall back position.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to unacceptable additional 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

- 7.10 The proposed development would involve the loss of a car parking in the form of the garage and result in the increase the number of bedrooms from 4 to 6 therefore 3 car parking spaces are required on site to accord with the Havant Borough Parking Standards SPD. It is noted additional hardstanding has been added to the front of the property which appears to represent permitted development. There is sufficient car parking on site to accommodate 3 car parking spaces to the front.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and parking 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/22/00456

- 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 and Block Plan - 202110.LP

Proposed Ground Floor Plan and Site Plan - 202110 PAp 01

Proposed First Floor and Loft Plan - 202110 PAp 02

Proposed South and East Elevations and Sections - 202110 PAp- 03

Proposed North and West Elevations - 202110 PAp 04

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.