
Site Address:	38 Brooklands Road, Havant, PO9 3NT		
Proposal:	Extension to existing first floor loft conversion with extended dormer and new gable end.		
Application No:	APP/21/01391	Expiry Date:	08/02/2022
Applicant:	Mr and Mrs Knight		
Agent:	Mrs Reade	Case Officer:	Joseph Toole
	Solent Architecture		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

38 Brooklands Road, Havant, is a semi detached chalet bungalow located to the west side of Brooklands Road on the corner with Portsdown View to the north. The chalet bungalow comprises brown brickwork with concrete roof tiles. Vehicular access is from Brooklands Road and Portsdown View with parking to the front and side.

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

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

99/64847/000 - Single storey rear extension to form accommodation for relative and replacement of existing flat roof with a pitched roof on north side of building, PERM,18/01/2000

3 Proposal

Extension to existing first floor loft conversion with extended dormer and new gable end.

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

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No Comment.

Councillor Gary Robinson

No Comment.

Councillor Mark Inkster

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: 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

- (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 development would involve an extension to existing first floor loft conversion with extended dormer and new gable end.

- 7.4 The proposed development would have concrete roof tiles to match the existing property therefore considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed works are considered to be of an appropriate size to the context of the existing property. It is noted that the front dormer would be extended which has already been established thus deemed acceptable. Therefore, the proposal is considered to be inkeeping with the character of the area.
- 7.6 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

- 7.7 To the front there would be two additional first floor windows within the extended dormer. These views would face out onto the public highway and front gardens of properties thus it is not considered to cause harmful overlooking.
- 7.8 On the north side the roof would have a gabled end. Due to the distance from the properties on this side it is not considered to appear overbearing or result in the harmful loss of light therefore deemed acceptable.
- 7.9 To the rear there would be no additional windows within the roof. Due to the position of the proposed works it is not considered to have a negative impact on neighbouring properties on this side.
- 7.10 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.

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/21/01391 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:

Site Location Plan - 21020-STA-ZZ-ZZ-DR-A-1110-P02
Site Block Plan - 21020-STA-ZZ-ZZ-DR-A-1111-P02
Proposed Site Plan - 21020-STA-ZZ-ZZ-DR-A-2100-P01
Proposed Ground Floor Plan - 21020-STA-ZZ-ZZ-DR-A-2200-P02
Proposed First Floor Plan - 21020-STA-ZZ-ZZ-DR-A-2201-P02
Proposed Roof Plan - 21020-STA-ZZ-ZZ-DR-A-2202-P02
Proposed Elevations - 21020-STA-ZZ-ZZ-DR-A-2300-P02

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.