

Recommendation: **GRANT PERMISSION**

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

(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 proposal is to alter the roof design to the front of the property from a hipped roof to a gable end. It is noted that No.32 Fairmead has carried out a similar development with regard to gable build up to the front elevation and therefore a precedent for this roof alteration of this type has been established. Notwithstanding this the proposed build-up of the hipped roof to a gable end would not include the increase to the ridge height and would result in a clean and well-balanced design which would not have a harmful impact on the character or visual amenity of the streetscene.

7.4 The second element of the proposal is to include 2No. pitched roof dormers to both of the side roof slope elevations, the
Similar developments have been carried out within the immediate locality in the form of dormers and other roof extensions, it is therefore not considered that the proposed dormers would have a harmful impact upon the character of the streetscene.

7.5 The final element of the proposal is for the erection of a porch. The small porch extension would have little impact on the prevailing character and appearance of the host dwelling and would therefore be considered acceptable.

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 The neighbouring properties to the rear are in excess of 45m from the rear elevation of the application site and are screened by high trees along the rear boundary therefore any impact upon these neighbouring properties would be considered acceptable.
- 7.8 The neighbouring properties to the front are in excess of 25m from the front elevation of the application site, the proposed alterations would have a minimal impact upon these neighbouring properties and the impact is therefore considered acceptable.
- 7.9 The proposed dormer window to the rear of the side dormer along the east elevation has the opportunity to create a form of overlooking and loss of privacy to the rear garden of the neighbouring property to the east (No.18). It is noted that No.18 have extended their roof line to the rear therefore the window to the rear of the side dormer would potentially only overlook the roof extension and any impact would be considered acceptable. The proposed porch would have a minimal impact which would be considered acceptable.
- 7.10 The proposed side dormer windows to the west elevation would be obscurely glazed as this would serve ensuite bathrooms. The proposed porch to the front would not be visible due to its location. Therefore, the impact of the proposals would be considered 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.

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/21/01136 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:

Application Form - Received 29 September 2021
Location Plan - Received 29 September 2021
Block Plan - Received 29 September 2021
Existing and Proposed Floor Plans and Elevations - Drawing No. CNS01C -
Received 29 September 2021

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 windows at or above 1st floor level in the western roofslope of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.

- 5 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.