

Recommendation: **REFUSE PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

Hampshire Highways

In the initial application form, it states that there is to be a proposed dropped kerb at No.15 to facilitate an additional car parking space. However, there is nowhere in the documentation that shows the proposed dropped kerb onto the highway. The Highway Authority will require a diagram showing the length of the proposed new drop kerb along with visibility splays for this new access. For further information on visibility splays please see the Hampshire County Council Technical Guidance TG3 using the following link: Microsoft Word - TG3 Technical Guidance Note - Stopping Sight Distances and Visibility Splays (A1001001A17F05B10508J50123)1.doc (hants.gov.uk)

Additionally, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: Apply for a vehicular access | Hampshire County Council (hants.gov.uk). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Although the Highway Authority can confirm that the proposed extension of No. 15 and 15a Longwood Avenue will not have a detrimental impact on the wider highway network, we require the additional information before a formal recommendation can be made.

Additional Information

Highway Authority can confirm that the visibility splays are of the correct standard as laid out in Hampshire County Council Technical Guidance TG3.

However, the applicant should be made aware that to facilitate the dropped kerb they are proposing at No.15, they themselves will have to organise the removal of the lamppost and road sign on the footway directly in front of the property. Furthermore,

the builder carrying out the dropped kerb will have to maintain the drainage and the cover must be upgraded with a heavy duty one in order to withstand the weight of a vehicle. The applicant is reminded that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure and further information can be found via the following link <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Having regard to the above and providing that the applicant applies and carries out the dropped kerb in the appropriate manner, the Highway Authority provide no objections to the above planning 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: 9

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 proposals would increase the height and bulk of the roof by a significant amount which would be out of character in the street scene. Whilst it is acknowledged that there is a variation of roof heights in the locality it is considered that the resultant building would appear significantly higher than the neighbouring properties and would be very prominent and adversely impact the visual amenities of the street scene.

7.4 The proposals also feature a large side dormer window roof extension to No.15 which would go across almost the entire side roofslope. Whilst acknowledging the adjacent property (No.17) is on three floors with a large side dormer window, such a proposal,

in combination with the increased height and bulk of the roof, would alter the appearance of the existing houses to a significant degree which would be prominent in the street scene out of keeping with the prevailing character of the locality.

- 7.5 The proposals also include a large dormer window in the rear roofslope of No.15A.
- 7.6 The Havant Borough Design Guide states, inter alia, that dormers should not dominate the roof or existing building. It is considered that both the side and rear dormer windows would dominate the roofslope to the detriment of the character of the area and visual amenities of the street scene.
- 7.7 The proposals also comprise two single storey rear extensions. This element of the proposal is considered acceptable.
- 7.8 It is also proposed to have a front extension to No.15A and this element of the proposals is considered acceptable other than the increase in the height of the roof.
- 7.9 It is considered that the proposed development by reason of its siting, design, increased bulk and scale would have an unacceptable impact on the character of the host dwellinghouses, the character of the locality and visual amenities of the street scene.
- 7.10 As such, the proposal is contrary to Policy CS16 of the Core Strategy 2011, Policy E1 of the Submission Version of the Havant Local Plan, the adopted Design Guide 2011 and the National Planning Policy Framework 2021.

(iii) Effect on neighbouring properties

- 7.11 The proposed side dormer window to No.15 would serve bedrooms and a shower room. The size of the windows are much larger than the front and rear windows and, as such, are considered to be the principal window serving the habitable rooms. Therefore, it would not be appropriate to condition these to be obscurely glazed and non opening. This, therefore, would result in unacceptable overlooking and loss of privacy to the neighbouring property No.17.
- 7.12 Whilst the adjacent property (No.17) has a large side dormer window, it is considered that the proposed side dormer window, combined with the increased height and bulk of the roof, would be overbearing to and may result in loss of light to the neighbouring property (No.17) adversely affecting residential amenity.
- 7.13 Consequently, it is considered that the proposal will appear overbearing to and lead to overlooking to No. 17 contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and Policy E1 of the Submission Version of the Havant Local Plan, the adopted Design Guide 2011 and the National Planning Policy Framework 2021.
- 7.14 The proposed rear dormer window to No.15A could give rise to overlooking nearby properties, however, it is sited sufficiently far enough away so as not to result in any significant overlooking or loss of amenity.
- 7.15 Due to the separation distance between No 15A and 13A and the intervening driveway, there would be no direct adverse impact on the amenities of No. 13A as a result of the development.

(iv) Parking

- 7.16 As noted above, the curtilage of No.15 wraps around the rear garden of No.15A.
- 7.17 At present No.15 appears to have no parking provision. The proposed development would increase the number of bedrooms from 3 to 5 requiring the provision of 3 parking spaces. However, only 1 space is proposed to the frontage.
- 7.18 In terms of No.15A, there would be an increase in the number of bedrooms from 3 to 5 which requires 3 parking spaces. Four parking spaces are shown which is in accordance with the parking requirements.
- 7.19 Consequently, parking provision for No.15 is not in accordance with the parking requirements as set out in the Havant Borough Council Parking Supplementary Planning Document 2016 and contrary to Policy DM13 of the Core Strategy 2011 and Policy IN3 of the Submission Version of the Havant Local Plan.

8 Conclusion

- 8.1 It is considered that the proposed development by reason of its siting, design, increased bulk and scale would have an unacceptable impact on the character of the host dwellinghouses, the character of the locality and visual amenities of the street scene.
- 8.2 It is considered that the proposal will appear overbearing to and lead to overlooking to No. 17 by reason of the proposed side dormer window to No.15 combined with the increased height and bulk of the roof and may result in loss of light to the neighbouring property (No.17) adversely affecting residential amenity.
- 8.3 The parking provision for No.15 is not in accordance with the parking requirements as set out in the Havant Borough Council Parking Supplementary Planning Document 2016.
- 8.4 As such, the proposal is contrary to Policies CS16 and DM13 of the Havant Borough Core Strategy, Policy E1 and Policy IN3 of the Submission Version of the Havant Local Plan, the adopted Design Guide 2011, the Havant Borough Council Parking Supplementary Planning Document 2016 and the National Planning Policy Framework 2021.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/00778 for the following reasons:

- 1 The proposed development by reason of its siting, design, increased bulk and scale would have an unacceptable impact on the character of the host dwellinghouses, the character of the locality and visual amenities of the street scene.

As such, the proposal is contrary to Policy CS16 of the Core Strategy 2011, Policy E1 of the Submission Version of the Havant Local Plan, the adopted Design Guide 2011 and the National Planning Policy Framework 2021.

- 2 The proposed development will appear overbearing to and lead to overlooking to No. 17 by reason of the proposed side dormer window to No.15 combined with the increased height and bulk of the roof and may result in loss of light to the neighbouring property (No.17) adversely affecting residential amenity.

As such, the proposal is contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and Policy E1 of the Submission Version of the Havant Local Plan, the adopted Design Guide 2011 and the National Planning Policy Framework 2021.

- 3 The parking provision for No.15 is not in accordance with the parking requirements as set out in the Havant Borough Council Parking Supplementary Planning Document 2016.

As such, the proposal is contrary to Policies CS16 and DM13 of the Havant Borough Core Strategy, Policy E1 and Policy IN3 of the Submission Version of the Havant Local Plan, the adopted Design Guide 2011, the Havant Borough Council Parking Supplementary Planning Document 2016 and the National Planning Policy Framework 2021.