
Site Address:	13 Penk Ridge, Havant, PO9 3LT		
Proposal:	Gable build up, rear dormer and replace front dormer finish		
Application No:	APP/21/01228	Expiry Date:	10/01/2022
Applicant:	Mr & Mrs Leigh		
Agent:	Ms C Pawlow	Case Officer:	Selina Donophy
	Thorns - Young Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application is a two storey, detached dwellinghouse located on the north side of Penk Ridge, Havant. This property is of brick construction with a tiled roof. One of the roof slopes is pitched and the other hipped and there are dormers to the front and rear roof slopes. To the rear (north) of the site is a rear garden and an access road which runs down the rear of properties along Penk Ridge and Fortunes Way.

2 Planning History

None relevant

3 Proposal

Gable build up, rear dormer and replace front dormer finish

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)

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

Southern Gas Network

No comment received

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

Comment	Officer Comment
No comments received	

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 This proposal comprises a flat roof rear dormer following the removal of the existing rear dormer- this would have dimensions of approximately 7 metres width, 2.35 metres height and 3.3 metres depth. The rear dormer has been amended following the original submission due to case officer concerns in relation to the visual bulk of the rear dormer - this has now been set further in from the sides, ridge and eaves of the roof. There is already a front dormer to the front elevation and the finish would be amended as part of this proposal. The proposal also includes a gable build up resulting in a fully pitched roof as only one side is currently hipped. Proposed materials include tile hanging to match existing. It is noted a rear extension has been shown on the plans however this is planned to be constructed within permitted development rights.
- 7.4 This proposal would result in significant changes to the roof appearance however the hip to gable roof extension would add some balance to the roof . There are various examples of both hip to gable roof extensions and rear dormers in the immediate area. No 24 Fortunes Way which is sited to the rear of the application site has a dormer similar in design which is visible from the rear of no 13 although the dormer at no 24 is less wide by approximately 2 metres. Whilst the scale of the proposed dormer is still fairly large , the existence of similar dormers in the area and set in from the eaves and ridge line is considered to make this acceptable in terms of impact on the character of the area.
- 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 east of the application site is no 15 Penk Ridge and to the west of the application site is no 11 Penk Ridge . The proposed rear dormer would have views down the rear garden rather down straight down into the private amenity spaces of the adjacent properties.
- 7.7 To the north of the application site are the rear gardens of nos 6 and 8 Fortune Way. The separation distance between the rear elevation of no 13 and the rear elevation of these properties would be 40 metres - this exceeds the minimum separation distance as stipulated in the Havant Borough Design Guide. This separation distance is considered to mitigate against any overlooking .
- 7.8 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.

(iv) Parking

- 7.9 The proposed alterations would result in one additional bedroom in the loft space and would result in a total of 4 bedrooms. This would require 3 parking spaces on site as stipulated in the Havant Parking SPD. There is one internal garage space and a paved driveway to the front of the property which could park 2 vehicles therefore the requirement for 3 on site parking spaces is deemed to have been met.

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/21/01228 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:

5249.21.2 REV A Amended proposed plans
Location plan uploaded on the 15.11.2021
Proposed block plan uploaded on the 15.11.2021

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.