
Site Address:	14 Knox Road, Havant, PO9 1NP		
Proposal:	Ground floor rear extension and loft conversion with side dormer and velux rooflights.		
Application No:	APP/21/00474	Expiry Date:	09/07/2021
Applicant:	Mr N Dunkley		
Agent:	Mr M Wilkes	Case Officer:	Selina Donophy
	M2 Architecture		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two storey detached dwellinghouse located on the north side of Knox Road, Havant. This property has a tiled, pitched roof with elevations formed from brickwork and render - to the front elevation are projecting bay windows and to the side a porch on posts. The property is extended at two storey level to the rear which was granted permission in 1977. To the side is a lean - to and to the front is a low brick boundary wall. To the east of the site is the Brockhampton Conservation Area.

2 Planning History

None relevant

3 Proposal

Ground floor rear extension and loft conversion with side dormer and velux rooflights.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Developer Services, Southern Water

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

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 1

Comment	Officer Comment
Our main concerns are being overlooked from the additional windows that are proposed.	Please see ' Planning Considerations' section of the report.
The current window to the side of 14 Knox Road is a bathroom with a frosted window. We would wish to ensure that with changing this room to a bedroom as shown in the submitted plans, the window remains obscured. This window will otherwise be completely over looking the garden and property next door.	Please see ' Planning Considerations' section of the report.

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.

7.3 This proposal has been amended since its submission which originally included dormers to both side roof slopes alongside the raising of the ridge height. This has since been amended to remove the large side dormer from the proposal, replacing this with rooflights - the ridge would no longer be raised.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises a flat roof dormer to the side (east) elevation which would have a flat roof, width of 2 metres, height of 1.9 metres and depth of 2.3 metres. The dormer would come close to the ridge, however this is deemed to be acceptable due to the set back of the dormer from the front elevation. The dormer would allow for increased head height for the landing area to the loft space which would be a play room. Proposed materials comprise of cladding. Other alterations include 3 velux rooflights to the west side roof slope sited at high level on the roof. There would be a reconfiguration of the internal space which would now allow for 3 bedrooms at first floor level - the existing bathroom would now form a bedroom. The proposed extensions at ground floor level include a flat roof side extension to the east side with a width of approximately 2.2 metres, a depth of 3.5 metres and a height of 2.8 metres.

This would form a study featuring a window to the front elevation. An extension is also proposed to the rear elevation which would fill the space between the side wall and existing rear extension which would be altered to form a flat roof. The rear extension would have bi-fold doors and two lantern rooflights and would create a family room. The extensions would be formed from brickwork to match existing.

- 7.5 The proposed rear extension would not be visible from the public realm and the proposed side extension is not deemed to be a harmful addition given that many properties in the immediate vicinity have been extended at single storey level to the side. It would also be set back from the front elevation. The proposed dormer would be modest in scale and given the set back in the roof slope is judged to be acceptable in appearance within the streetscene.
- 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 east of the application site is no 12 Knox Road. This property has a garage which comes close to the shared side boundary and to the rear of that is a courtyard area, with the side elevation featuring a doorway, kitchen window and obscured bathroom window. There are several outbuilding structures located alongside the side boundary. The existing side elevation obscured bathroom window would be altered to form a clear glazed bedroom window and this would have an outlook towards the side of no 12. Whilst it is noted that the alteration of the glazing to the window would allow for some increased view back towards the kitchen window at no 12, on balance this is not considered to result in substantial direct overlooking to private amenity spaces causing harm to the living conditions of no 12. The window would not offer direct views to the rear garden, with outbuildings obscuring much of this. It would not be appropriate for a bedroom window to be obscured due to lack of available light. The proposed rear dormer would have views directly looking over the side elevation of no 12 - any views would be likely to be temporary and intermittent due to the siting adjacent to the staircase.
- 7.8 To the west of the application site is no 14a Knox Road. There would be 2 additional velux rooflights proposed to this side roof slope. These would be located close to the ridge of the roof and would serve the play room. There are already two first floor clear glazed windows on this side elevation which serve the landing area and a rooflight on the roof slope which is located back towards the rear of the side roof slope. The proposed rooflights would be located at an angle on the roof slope which would not offer any direct views over private amenity spaces. There are already existing windows which have views back towards the rear and side of no 14a and the new rooflights would not exacerbate the existing relationship.
- 7.9 Towards the rear of the application site is the side elevation of no 9 Brocklands. The proposed side dormer would not offer any views back towards the rear. There would be new bi-fold doors to the rear at ground floor level however there are already existing windows and, at ground floor level are not judged to result in increased overlooking, with no new views created.
- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to unacceptable 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. This proposal would result in an increase in bedrooms from 2 to 3 . This increase does not require any additional parking and the internal reconfigurations could be completed without planning permission. A parking plan has been provided which shows it would be possible to park two cars to the side of the property as this space measures approximately 2.5 x 9.6 metres which just meets parking space requirements although would be tight. Whilst this is noted, it is deemed that, due to the nature of the room conversions, which could be completed without planning permission and subsequent lack of requirement in the Parking SPD for additional on site parking, the parking allocation is therefore deemed to be acceptable.

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/21/00474 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:

101B Block and Location plan uploaded on the 09.06.2021
200B Proposed elevations uploaded on the 09.06.2021
201B Proposed ground floor uploaded on the 09.06.2021
202B Proposed first floor uploaded on the 09.06.2021
203B Proposed second floor uploaded on the 09.06.2021

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.

