

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Mike Seal

No Comment.

Councillor Peter Wade

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
- (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 proposed development would involve a single storey rear extension, alterations to roof including extending dormers. The proposed rear extension would be used as a

kitchen and dining room. It would have a width of approximately 9 metres, a depth of approximately 3.3 metres with a flat roof with two rooflights having a maximum height of approximately 3 metres. The existing roof would be altered from half hipped to gable ended. The existing front dormer would be extended and have a length of approximately 8.8 metres, a maximum depth of approximately 1.3 metres, with a flat roof having a maximum height of approximately 1.8 metres. The existing rear dormer would be extended and would have a length of approximately 8.8 metres, a maximum depth of approximately 6.5 metres with a part flat roof and part pitched roof with a maximum height of approximately 3.4 metres.

- 7.4 The proposed development would have composite cladding and render with slate effect tiles. This is considered to be inkeeping with the context of the area.
- 7.5 The proposed works would be visible from the street scene in terms of the roof alterations and extension to the front dormer. The proposed works are considered to be minor and not have a negative impact upon the character of the area. The proposed works to rear would not be readily visible from the street scene and would have acceptable retained amenity space. Therefore, the proposed development would 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 front the proposed extended dormer would create the same views as the existing dormer facing the public highway and front gardens of the properties opposite. Therefore it is not considered to cause harmful overlooking.
- 7.8 To the west side there would be a door in the proposed rear extension. This would face out onto the driveway and side of No.16 Warfield Crescent. Due to the boundary treatment along this side and its position it is not considered to cause direct overlooking into the private amenity space of the neighbouring property. There would be a new side window within the proposed extended dormer serving the en-suite. This would face out onto the side wall of No.16 therefore it is not considered to cause direct overlooking. Due to the size and position of the proposed rear dormer alterations and proposed rear extension it is not considered to appear overbearing or result in the harmful loss of light to No.16 Warfield Crescent.
- 7.9 On the east side there would be no new side windows. Due to the size and position of the proposed rear extension which would be screened by the existing 1.8 metre high fencing it is not considered to appear overbearing or result in the harmful loss of light to No.20 Warfield Crescent.
- 7.10 In the rear extension there would be a window and bi-folding doors. This would create similar views to that already established. Due to the existing screening of 1.8 metre high fencing it is not considered to cause direct overlooking to the neighbouring properties. Within the extended rear dormer there would be a balcony to the rear with french doors and glass balustrade and windows either side facing out onto the rear garden. This is considered to have similar views to the existing and that approved under planning reference APP/21/00062 therefore it is not considered to cause adversely harmful overlooking to neighbouring properties some of which have rear

dormers. Furthermore, due to the size and position of the proposed rear dormer albeit large it is not considered to appear overbearing or result in the harmful loss of light to both neighbouring properties.

- 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.

(iv) Parking

- 7.12 The proposed development would result in the loss of a bedroom from a 4 to a 3 bed. Therefore it is not considered to change the parking arrangements on site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/21/00980

- 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:

Location Plan
Block Plan
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Elevations - REV D

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.