

Recommendation: **GRANT PERMISSION**

CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 1

Comment	Officer Comment
I wish to object to the proposal of a loft conversion with dormer. The view from the window would look directly into my (Redacted) (Redacted) and will invade my privacy.	See Section 7

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 loft conversion would include roof alterations to form a hipped to gable end to both side elevations of the property. The proposed alterations would be visible from the public realm, the property being around 8 metres away from the highway. It is considered that the hip to gable extension would have a visual impact within the street scene, although there are other examples of this type of hipped to gable development to one half of semi detached properties with Hawkewood Avenue (No.s 5 and 13). Due to the proposed dormer being located to the rear of the property it is considered to have a limited impact upon the street scene.
- 7.4 The proposal includes 3No. roof lights to the front roof slope to allow extra natural light to the bedrooms created within the loft conversion. Although the roof lights would be visible from the public domain many of the properties within Hawkewood Avenue have roof lights inserted into the front roofslope, it would therefore not be out of keeping with the streetscene or locality.
- 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 The proposal would have minimal effect on the neighbouring property to the front.
- 7.7 The proposed loft conversion and dormer would have a distance of approximately 35m from the rear facing elevation of the neighbouring properties along the rear shared boundary (Odd No.s 21-27 Buckland Close) . It is therefore considered any impact upon these neighbouring properties would be acceptable.
- 7.8 The proposed gable end will have a distance of 4m from the side facing elevation of the neighbouring property to the north (No.20), there are to be no windows within this facing gable which will eliminate any overlooking or loss of privacy concerns. It is therefore considered any impact upon this neighbouring property would be considered minimal and acceptable.
- 7.9 The proposed gable end will have a distance of 3m from the side facing elevation of the neighbouring property to the south (No.16), there are to be no windows within this facing gable which will eliminate any overlooking or loss of privacy concerns. It is therefore considered any impact upon this neighbouring property would be considered minimal and acceptable.
- 7.10 A concern was raised from an occupier of one of the properties to the rear of the site with respect to overlooking and loss of privacy. The distance between the rear dormer and the rear elevation of this property is in excess of 35 metres and falls well within the criteria set out in the Borough Design Guide SPD.
- 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).

(iv) Parking

- 7.12 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces. The proposed block plan has shown that adequate parking has been provided, meeting the requirements of Policy DM13 of the HBLP (Core Strategy).

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/21/00826 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:

Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevations - Drawing No. CFA/FULL/01 Rev 01 - Received 13 September 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.
- 4 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.