

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

E1* (High quality design)

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Mike Seal

No comments received.

Councillor Peter Wade

No comments received.

Engineering/Drainage

No comments received.

Environment Agency

No comments 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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5 representations (7 names)

- 4 objections
- 1 neutral

Comment (summarised) – material planning considerations	Officer Comment
Affect my privacy with a dormer window overlooking.	Dormer window on the side elevation would be conditioned as obscure glazed.
Possible encroachment and we also object to any overhanging of eaves across the boundary line.	The agent has confirmed that no encroachment would result from the proposed development.
Will be a 4-bedroom house set amongst two roads of bungalows, design to look as Swiss bungalows and will be out of keeping	There is no national or local policy in place preventing additional bedrooms or roof extensions to increase the

with existing homes.	scale of a dwelling within the locality.
Biggest attraction was the single storey aspect of this and the Swiss style bungalows in Lucerne Ave and Lugano Close.	There is no national or local policy in place preventing additional bedrooms or roof extensions to increase the scale of a dwelling within the locality.
Privacy is contained and cannot be overlooked by any other property.	The dormer window on the side elevation and the upper-level window on the rear elevation would be obscure glazed.
To maintain our privacy along with the rest of the bungalows in the surrounding area. We need to be assured that there are no openings/windows on the side and back that overlook our property.	The dormer window on the side elevation and the upper-level window on the rear elevation would be obscure glazed.
Would set a precedent on the height of properties.	There is no national or local policy in place preventing additional bedrooms or roof extensions to increase the scale of a dwelling within the locality.
Would introduce overlooking with window at the rear would overlook the rear of our property and the inside of our living area.	The dormer window on the side elevation and the upper-level window on the rear elevation would be obscure glazed.
Would also look over the garden and our neighbours garden with loss of privacy.	The dormer window on the side elevation and the upper-level window on the rear elevation would be obscure glazed.
If the development was permitted it does in our view set a precedent on the height of properties in the immediate areas as none of the existing properties including our own are overlooked. All are single story bungalows.	There is no national or local policy in place preventing additional bedrooms or roof extensions to increase the scale of a dwelling within the locality.
Our biggest objection is the proposal of a window at the rear of the extended property which most certainly would overlook the rear of our property. Our privacy would be seriously compromised as the inside of our living area could be viewed. Additionally, there would be a view into our garden again affecting our privacy and the rear of our neighbours.	The dormer window on the side elevation and the upper-level window on the rear elevation would be obscure glazed.
Noise concerns from ongoing construction work.	We cannot refuse an application on potential disruption from construction, but relevant statutory noise nuisance laws exist to manage any future concerns relating to construction noise and disturbance if unreasonable.

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) Highways safety and parking provision

(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 works would be visible from the public realm and therefore would alter the existing character of the streetscene. However, the proposed revisions to the original scheme result in sympathetic additions, which would not present as a bulky or incongruous development within the existing low-scale character of the street.

- 7.4 The proposed alterations allow the opportunity to expand and modernise the existing bungalow and provide additional space for improving liveability. The revised roof alterations have been undertaken in a sympathetic manner, which would not dominate the roof and would remain subservient to the host dwelling.

- 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 2011). 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 It is noted that there were several objections submitted which raised concerns with the original proposal due to scale, and the introduction of overlooking and subsequent loss of privacy. Amendments made to the proposed design through the assessment process have reduced the scale of the proposed development and minimised the impact on the existing levels of residential amenity enjoyed by the immediate neighbours.

- 7.7 The neighbour to the southwest of the site at No. 17 Lugano Close, would not be overlooked by the proposed development as the side window on the south-western dormer would be conditioned as obscure glazed as part of the approval. The proximity and orientation of the subject dwelling also ensures there would be no significant overshadowing experienced from the proposed development to the occupants of No. 17.

- 7.8 No overlooking concerns are raised for the dwelling at No. 21 Lugano Close, as the dormer proposed on the north-eastern roof slope would not incorporate windows in the side elevation. No overshadowing or overbearing concerns are raised from the development due to the proximity of the neighbouring dwelling and the minor scale of the roof extensions.

- 7.9 Concerns were also raised regarding overlooking from the upper-level rear window proposed within the roof extension to the neighbouring occupants of 26 Lucerne Avenue, which is set to the rear of the site. It is noted that some oblique views from this window may also be available over the rear gardens of No. 21 and No. 17 Lugano Close.

- 7.10 Less than the 20m standard (laid out within the Havant Borough Design guide (2011)) exists between the rear elevations of the subject dwelling and No. 26 Lucerne, and therefore the overlooking introduced from this window would significantly alter the existing character of the area, which includes high levels of privacy to rear. The rear window would introduce intrusive views to the rear amenity space, and to the habitable

room windows of No. 26 Lucerne Avenue which are not currently available.

- 7.11 To resolve this issue two innocuous rooflights have been proposed within the north-western and north-eastern roof slopes, and the proposed upper-level window to the rear would now be conditioned as obscure glazed. Following these amendments, no further concerns are raised with overlooking from the proposed development.
- 7.12 Consequently, it is considered that the proposal would not appear overbearing or lead to any significant 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 2011).

(iv) Highways safety and parking provision

- 7.13 The existing dwelling is a two-bedroomed property. The proposal development would result in a four bedroomed dwelling which would require the provision of a minimum of three onsite parking spaces in accordance with Havant's Car Parking SPD 2016.
- 7.14 The application would lose the original attached single garage as part of the proposed development. It is acknowledged that the garage has been converted internally to a storeroom and can no longer support internal parking, although this could currently be reinstated if covered parking was required by future occupants.
- 7.15 A site visit was undertaken as part of the assessment which revealed works taking place forward of the dwelling to provide additional hard standing, affording sufficient space for three vehicles to park off-road forward of the dwelling. Two vehicles could park in tandem forward of the existing garage which extends out to approximately 12m, with an additional vehicle on the extended hardstanding to the southwest.
- 7.16 As many dwellings along Lugano Close support off-road parking, there is also significant availability for on-street parking along the road. No parking concerns would therefore be raised from the proposed development.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality, with an acceptable level of on onsite parking 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/21/00933, subject to the following conditions:

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drw. No. 5217.21.CM - received 07 September 2021
Proposed Block Plan Drw. No. 5217.21.CM - received 29 September 2021
Existing Floor Plans & Elevations Drw. No. 5217.21.1 REV A - received 29 September 2021
Proposed Floor Plans & Elevations Drw. No. 5217.21.2 REV B - received 02 November 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The window proposed on the south-western elevation of the dormer shall:-

(i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The upper level window on the north-western elevation of the dwelling shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; [and]

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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.

- 5 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.