
Site Address:	12 Chestnut Avenue, Havant, PO9 3QR		
Proposal:	Loft conversion with dormers.		
Application No:	APP/21/01181	Expiry Date:	03/01/2022
Applicant:	Mr. M Terry		
Agent:	Mr D P Manns	Case Officer:	Joseph Toole
	D M Designs		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Chestnut Avenue, Havant, is located to the north side of Chestnut Avenue. The application site is a detached bungalow comprising facing brickwork and concrete roof tiles. Vehicular access is from Chestnut Avenue with parking to the front and side.

The property is located within a residential area with mostly bungalows and chalet bungalows of similar style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photograph of the application site which have been used to inform this decision.

2 Planning History

APP/19/01149 - Demolition of existing conservatory and erection of single storey rear extension., PERM,20/01/2020

3 Proposal

Loft conversion with dormers, to the front and rear.

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

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 D Guest

No Comment.

Councillor Gary Robinson

No Comment.

Councillor Mark Inkster

No Comment.

Southern Gas Network

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: 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 loft conversion with front and rear dormers to provide a bedroom and en-suite. The proposed dormers would be of the same size and design with a length of approximately 3.4 metres, a depth of approximately 2.7 metres and a height of approximately 1.9 metres. It is worth noting a single storey rear

extension received approval under reference APP/19/01149.

- 7.4 The proposed dormers would have cedar weatherboard in dark grey with concrete roof tiles to match the existing property. Although this colour weatherboard is not present on the property or surrounding area it only covers a small area and as a result is deemed acceptable.
- 7.5 A number of properties within the street scene have carried out loft conversion with some having front and rear dormers. Therefore, the proposal is considered to 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 the front there would be a window within the proposed front dormer. This would face out onto the public highway and front gardens of the properties opposite thus it is not considered to cause any form of overlooking.
- 7.8 On both sides of the property there would be rooflights. This would be non looking and only provide natural light into the bedroom.
- 7.9 To the rear there would be a window within the proposed rear dormer. It would serve the en-suite and as a result would be obscurely glazed therefore limiting overlooking. As overlooking could occur from this window a condition for this window to be obscurely glazed and fixed shut below 1.7 metres floor height has been recommended.
- 7.10 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

- 7.11 The proposed development would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required according to the Havant Borough Parking Standards. There is sufficient car parking on site to accommodate this.

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

- 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 Plans - 01A

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the loft conversion hereby permitted the window in the first floor on the rear elevation serving the en-suite shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), fixed shut below 1.7 metres floor height and retained as such thereafter.
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.