

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The Highway Authority has no adverse comment on this application.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Two letters of objection were received from two addresses raising the following concerns:

- 6.1 Proposed car hardstanding to rear of site too close to garage of neighbouring property.
- 6.2 The applicant is not in residence at the property - this is not a planning issue.
- 6.3 No mention of what the property will be used for.
- 6.4 The description is incorrect - this has been amended to reflect the proposals.
- 6.5 Front dormers not in keeping with other properties in the area.
- 6.6 The proposal would be detrimental to the existing building.
- 6.7 Loss of privacy to adjacent properties.
- 6.8 Proposed parking arrangements unsuitable.

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 effect on the streetscene
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principal subject to development control criteria.

(ii) Appropriateness of design and effect on the streetscene

- 7.3 The proposed roof extension and front dormers would be visible from the public realm, although the dwelling is set back approximately 12.5 metres from the highway and it is noted there are properties with similar types of development within the surrounding area. The front dormers have pitched roofs and are set below the ridge height and in from the roof edge as recommended in the Havant Borough Council Borough Design Guide and consequently do not dominate the roof of the existing building. The roof has been half barn hipped to reduce the mass, however it is noted the majority of the roof extension falls within the realms of permitted development and it is only the front dormers which require the benefit of planning permission. It is therefore considered the scheme would not be an incongruous feature in the streetscene and would not result in an adverse impact on the visual amenity of the locality.
- 7.4 Although the number of bedrooms will increase from two to three, there would be no requirement for the provision of any additional parking from the two spaces which have been shown on the amended plan (submitted on 30 June), which are to be accessed via the private shared drive to the rear of the property.
- 7.5 The design and appearance of the extension 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).

(iii) Effect on neighbouring properties

- 7.6 The extension is to provide accommodation within the roofspace of the property with no increase in the footprint of the dwelling. Concern was raised as to what the property will subsequently be used for, although the nature of the scheme is a householder application for an extension to an existing residential dwelling with no intent to alter this use. The description was amended to include the provision of the front dormers following the submission of amended plans with respect to the location of the proposed parking and the neighbours were duly notified.
- 7.7 An objection was received from the adjoining property to the west stating that the front dormers would not be in keeping with other properties in the area and that the extension would be detrimental to the existing building and result in a loss of privacy. The surrounding area is a diverse mixture of properties and there are several examples of similar developments in the locality. The proposed dormers accord with the recommendations of the adopted Havant Borough Council Design Guide and are set in from the edge of the roof and the eaves and consequently are unlikely to appear dominant.
- 7.8 The main part of the roof extension and associated windows and rooflights fall within the realms of permitted development and could be built without the need for planning permission. However, the roof has been designed to reduce the impact on the neighbouring properties and the one rooflight on the eastern side of the property has been conditioned to to alleviate any perception of overlooking and to protect the privacy of the adjacent dwellings. The properties opposite and to the rear are deemed to be a sufficient distance away from the application site.
- 7.9 With respect to the parking at the property, there is no requirement from the Council's Highways Engineer to provide any additional off road spaces. However, following Officer concerns with regard to the proximity of the location of the parking spaces to

the doors of the neighbouring garage, amended plans were submitted on 30 June relocating the spaces further into the site.

- 7.10 It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing to the properties immediately adjacent, opposite or to the rear of the application site, and would have a negligible impact, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00594 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the rooflight on the eastern elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. Gamble 01	Existing floor and roof plan
Drg No. Gamble 02	Existing elevations plan
Drg No. Gamble 03 Rev D	Proposed floor and roof plan
Drg No. Gamble 04 Rev D	Proposed elevations plan
Drg No. Gamble 05 Rev D	Proposed parking plan

Drg No. Gamble 06 Rev D	Location plan
Drg No. Gamble 07 Rev D	Proposed block plan
Drg No. Gamble 08 Rev D	Site plan
Design and Access Statement	

Reason: - To ensure provision of a satisfactory development.