

Recommendation: **GRANT PERMISSION**

The chimney height above roof line level would appear not to comply with Approved

Document J Diagram 17 and 18 which indicate a height of termination point and position of windows into a property when near a chimney.

Building Regulation consent will need to be sought for the construction of a loft conversion within the existing roof area. End gable window (bedroom) should be suitable for means of escape as required under Approved Document B.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

(a) Concerned that if the chimney is reduced to proposed height it will take it to below their window line. *This aspect of the proposal has been removed from the application.*

(b) The proposed window on the south side will cause loss of privacy. No objection if the window is to be obscure glazed. *Confirmed that the velux window will be a minimum of 1.7m from ground floor level. Condition to be added to this effect.*

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design and effect on streetscene

The changes that will be visible from the main streetscene are the replacement of the timber cladding with weatherboarding, hipped to gable end west elevation and the replacement of materials to the roof, the addition of a first floor window to the west elevation, velux windows, and a single storey extension.

It is considered that the white horizontal weatherboarding is a prevalent architectural detail within this road, which leads down to the coast line and as such would not be detrimental to the character of the area.

The hip to gable loft extension and addition of a window to the west elevation, along with the alterations to the roof materials will not have a detrimental affect on the streetscene. Within close proximity to the site you can see examples of various roof styles, using varying materials. This alteration will be similar to a property in close proximity to the application site.

The velux windows to the north, east and southern elevations will be positioned 1.7m above floor level to protect the privacy of neighbouring properties.

The single storey front extension with a pitched roof is considered to be in-keeping with the original dwellinghouse and will retain a distance of 12.5m from the house to the front curtilage, negating any affect this would have on the streetscene.

The proposals will therefore comply with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Effect on neighbouring properties

The owners of No. 48 Beach Road raised concerns with regard to the shortening of the chimney and the installation of a window to the south elevation. The alterations to the chimney have now been withdrawn from the proposal, and after confirming the velux window to this elevation will be positioned a minimum of 1.7m from floor level this has now alleviated all concerns raised. No other objections were received.

There is a distance of 7m between the application site and the property to the north of the application site and therefore the proposed works will not have a detrimental affect on the occupiers of this property.

Due to the distance between the application site and the properties to the east and west, no detrimental harm will be caused by the proposed works.

8 Conclusion

It is considered that the proposals comply with policy CS16 of the Havant Borough Core Strategy 2011 and therefore this application is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00307 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing elevations - 181_EX01

Existing plans - 181_EX02

Site and location plan - 181_ENGARC_PL01

Amended Proposed Elevations - 181_PL03 (Rev A)

Proposed plans - 181_PL02

Email from agent confirming height of south elevation velux window - Received 28.04.16

Reason: - To ensure provision of a satisfactory development.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the windows in the first floor on the north and south elevation shall be fitted to a height of no less than 1.7m above finished floor level.

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.