

Recommendation: **GRANT PERMISSION**

None

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

Summary: Concern over impact of loss of privacy and setting a precedent for this type of development. Request that dormer on upper floor, side facing is obscure glazed and fixed shut 1.7m above floor level.

Officer Comment: These objections will be addressed within section 7 'Planning Considerations' of this report.

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 character of the area
- (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. This is a retrospective application and as such the dormer and three windows have already been built along the south roof elevation. The applicants are now seeking planning permission for the proposed works to regularise the development.

- (ii) Impact upon the character of the area

No 32 is situated within the cul de sac of Fairlea Road and cannot be viewed directly from the main road. The road is predominantly filled with detached bungalows to the south of No 32 however to the north there are larger 2 storey dwellings.

Following a site visit it was considered that No 32 Fairlea Road would not be setting a precedent as the first of its kind to have a development to the side roof elevation of the dwelling. This was a strong concern voiced within the representations received but Fairlea Road provides other examples of development in a similar position to No 32 that are already in place. Attempts have been made to build the dormer in matching materials to that of the existing dwelling so that it appears as part of the existing dwelling and does not stand out. With similar developments along the road it is not considered that No 32 is at risk of setting this precedent. It was therefore felt that in terms of other development, the works to No 32 would not significantly look out of place nor damage the character of the area. It also again needs to be recognised that

the dormer itself would represent permitted development if obscure glazed fixed shut windows were installed.

The proposed cladding to the sides of the dwelling are considered to provide an acceptable alteration to the appearance of the building. There is already cladding in place to the rear which will mean the proposed additional cladding should not look out of place on the dwelling. The proposed colour grey is not considered to be an obtrusive colour and should fit reasonably into the streetscene.

(iii) Impact upon residential amenity

The representations request that all windows are changed to be obscure glazed and have fixed openings if lower than 1.7m. The dormer windows are in a position that are considered to cause the most significant impact to the dwellings to the south of No 32 at No 34 onwards. However the smaller bathroom window towards the front of the dwelling as existing has been built with obscure glazing and as such, is considered to not compromise privacy levels. The decision will be conditioned for the bathroom window to be maintained as obscure glazed to ensure privacy to the residents of No 32 and the neighbouring dwellings are maintained. The top part of this window can be opened giving a narrow restricted view to the front amenity space of neighbouring dwellings, which is not considered to lead to over-looking nor cause significant harm.

The bedroom window situated towards the rear of the dwelling is currently clear glass and looks out to the neighbouring flank roofs and rear amenity space of the immediate neighbours. The rear amenity space is private and following a site visit it was determined that this bedroom window would cause over-looking and a loss of privacy to the immediate neighbour. Therefore confirmation has been given and plans have been amended that show this window will be replaced to contain obscure glazing and fixed shut if below 1.7m from the floor. This will be conditioned as part of the decision.

The middle bedroom window is considered to cause minimal harm as the outlook is onto neighbouring roofs so it is permitted to remain with the clear glass already installed.

The velux windows that have been installed to the north of the dwelling in the roofline look onto the flank wall of No 30 and are not considered to impact amenity levels of this neighbouring dwelling significantly. They are positioned high in the roof and are in a sloped position which should limit the potential for over-looking or privacy to be compromised. No complaints have been received in regards to the rooflights and coupled with the above reasons are considered to only cause minimal impact to neighbours amenity.

8 Conclusion

No 32 Fairlea Road has adequate amenity space for the proposed dormer and windows. The space available and position of the windows should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwellings and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00408 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. Excluding the cladding proposed to the external ground floor walls which is to be installed as Marley Eternit Cedral Lap Weatherboard in CO5 Grey unless otherwise agreed in writing by the Local Planning Authority.
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, the bathroom window at first floor level on the south/side elevation shall be maintained with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fixed shut with the exception of the existing top opening vent as shown on drawing number 4187/4- Rev F and retained as such thereafter. The furthest to rear bedroom window at first floor level on the south/side elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and will be fixed shut if below 1.7m from the floor level within one month of the date of this decision and shall be 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:
Proposed Elevations with Details of Obscure Glazing and Cladding: Drawing No (4187/4-Rev E) 4187/4- Rev F
Site Layout Plan: Drawing No 4187/500
Existing Ground Floor Plan: Drawing No 4187/1
Proposed Ground Floor Plan: Drawing No 4187/2- Rev E
Proposed First Floor Plan: Drawing No 4187/3- Rev D
Cross Section: Drawing No 4187/5- Rev A
Existing Elevations Plan: Drawing No 4187/6
Reason: - To ensure provision of a satisfactory development.