
Site Address:	12 Glenleigh Park, Havant, PO9 2PH		
Proposal:	Extension of roof to South to form gable end. Installation of roof lights.		
Application No:	APP/16/00664	Expiry Date:	22/08/2016
Applicant:	Mr Crawford		
Agent:	Mr Bertha	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the south side of Glenleigh Park and comprises a detached bungalow constructed of brown brick with full hipped brown pantiled roof. The dwelling has an attached side garage with on site parking to the front for at least 2 cars. To the rear is a new full width single storey rear extension having double pitch to keep the height down and provide light via rooflights (ie APP/13/00569 has been implemented).

The area is residential in character comprising largely of similar style hipped roof detached bungalows and chalet style dwellings. No 10 to the west has a deeper profile and has undertaken a roof alteration creating first floor accommodation with a half hipped gable end - its southern elevation extends approximately in line with the single storey extension of the application site. No 14 is similar in profile to No 12 and has some solar panels on their west roofslope facing the site. The rear boundaries comprise 1.8m close boarded fencing to No 14 and more open trellis style fencing to No 10. The land is relatively level.

2 Planning History

APP/13/00569 - Single storey rear extension., PERM,06/08/2013 - Implemented

3 Proposal

The proposal would change the south (rear) roofslope from a hipped end to a gable end with glazed end. It is also proposed to add 2 roof lights - one to the side (east) elevation and one on the front (north) elevation.

4 Policy Considerations

National Planning Policy Framework

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)

and Borough Design Guide SPD 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Network Rail - no objection

Development Engineer - no adverse comment

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Impact upon the streetscene

The proposed roof alteration extension is to the rear roofslope and will not affect the street scene. Only one rooflight is proposed on the front elevation which is similar to others in the street scene and would be permitted development under Class C.

(iii) Impact upon residential amenity

The proposed change in profile of roof would extend the ridge by 3.6m. This would still

sit further back than the gable end of No 10 to the west and have no effect on No 10. To the east No 14 has a similar hipped roof with photovoltaics on the roofslope. These would be marginally overshadowed by the greater roof bulk, but due to the orientation this would only be in the evening. There are no windows to be affected.

It is considered that the introduction of first floor accommodation and windows would not materially harm residential amenity in this established residential area where other dwellings have already created first floor accommodation. The proposal is therefore considered compliant with Policy CS16.

8 **Conclusion**

The proposal is considered to have no harm on adjacent residential amenity and is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00664

(A)

(B) 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 Compulsory 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:

Block & Location Plan Drawing No 16067_03
Existing Plans, Elevations & Sections Drawing No 16067_01
Proposed Plans, Elevations & Sections Drawing No 16067_02
Design and Access Statement June 2016

Reason: - To ensure provision of a satisfactory development.