

Recommendation: **GRANT PERMISSION**

- 3.1 The proposal is for the change of use from a childrens' home to a private domestic dwelling, demolition of existing three storey side extension, raise the height of the existing roof by 1.2 metres and extend to cover the existing flat roof and a two storey side/rear extension. The two storey side/rear extension is on the northern side of the property and is 2.8 metres in width, 5.6 metres in depth with a flat roof to a height of 5.4 metres. The enlargement of the ground floor window and the reduction in size of the first floor window in the southern elevation of the property do not require planning permission.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS7 ()

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage

No response received.

Development Engineer - Highways

The Highway Authority has no adverse comment on this application. It is suggested that the Planning Authority conditions the provision and retention of three parking spaces and cycle facilities in order to conform to HBC parking standards.

Traffic Management Team

No response received.

Arboriculturalist

No arboricultural concerns, recommend a non standard condition for tree protection plan to be submitted prior to commencement.

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: 1

One letter has been received from one address raising the following concerns:

- 6.1 New windows looking into and overlooking neighbouring property and garden.
- 6.2 Increased height of part of property creating overshadowing and reduction in sunlight.
- 6.3 Extension to be demolished forms current boundary wall, open boundary would result in overlooking.
- 6.4 Dust from development affecting newly painted property - this is not a planning issue.

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 streetscene
- (iii) Change of use/Loss of Childrens' Home
- (iv) 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 principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed roof extension would be visible from the public realm, although the property is approximately 14 metres away from the highway. The side/rear element of the proposal is an infill extension, which following the demolition of the existing three storey side extension would not extend beyond the line of the original northern elevation of the property or the line of the rear elevation of the existing extension, regularising the profile of the property. The proposal, together with the existing rear extension, would result in a generous addition to the property, however it is considered that this can be comfortably accommodated within the extent of the site.

7.4 For extensions such as this, there is adopted supplementary planning guidance in the form of the Havant Borough Council Design Guide. This advises that it is important that gaps are retained between buildings and recommends two storey extensions should be sympathetic and subservient to the main dwelling and at least 2 metres from the boundary to prevent neighbouring properties being adversely affected. Whilst the new extension is approximately 1.5 metres from the northern boundary, consolidating the footprint of the property, the existing side extension which is to be demolished is built on the property boundary. It is therefore considered that in this instance the distance to the property boundary is acceptable.

7.5 Although the proposed roof extension and increase in the height of the existing ridge would enlarge the mass, it would result in a more cohesive appearance to the property and is considered to be suitable.

7.6 The proposed configuration of the property would result in five bedrooms, therefore triggering the need for three off road parking spaces to be provided. The submitted block plan adequately demonstrates this requirement.

7.7 It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Change of use/Loss of Childrens' Home

7.8 Following research associated with the previous withdrawn application (APP/15/00976), the current authorised use of the property as a childrens' home

would elicit the need for planning permission to be sought to change the use of the property to a private domestic dwelling. The childrens' home, which was affiliated with St Michaels Convent appears to have ceased operating in excess of 10 years ago. Therefore in practical terms it is considered there is no loss of a community facility in this instance.

(iv) Effect on neighbouring properties

- 7.9 The proposed two storey side/rear extension is in excess of 12 metres from the rear boundary and approximately 1.5 metres from the northern boundary with 360 London Road with a gap of 6.5 metres between the properties. Concern has been raised that the proposed new windows would overlook the property and garden of number 360 London Road. However, there are no side windows in the new extension and a condition is recommended that the new first and mezzanine floor windows in the existing northern elevation are obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, to alleviate the possibility of overlooking. There are new windows in the rear elevation of the extension in addition to the existing windows in this elevation and it is considered there would not be an increase in any perception of overlooking.
- 7.10 The existing three storey side extension which is to be demolished, currently forms part of the northern boundary and concern has been raised as to whether any boundary treatment will be introduced in order to alleviate overlooking of the property at number 360 London Road. Confirmation has been received from the applicant that the wall will be replaced to a maximum height of two metres to maintain privacy between the two properties, although it should be noted this work can be carried out within the realms of permitted development and does not form part of the application.
- 7.11 The roof extension and raising of the ridge height by 1.2 metres could be perceived to create increased overshadowing and a reduction in sunlight to the property to the north. Whilst it is acknowledged there could be an impact, this is not considered to be so great as to warrant a reason for refusal. The church to the south of the application site is 13 metres away from the location of the development and it is judged any effect would be nominal.
- 7.12 It is therefore considered that the proposal is unlikely to appear overbearing and the impact on adjacent properties and the property to the rear is deemed to be acceptable, 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.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01232 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 / building hereby permitted the first floor and mezzanine windows in the northern elevation as shown on Drawing No. 8114:15:3 Rev C 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 not commence until a tree protection plan, demonstrating how the trees on site will be protected during the construction phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved plans.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 5 The development shall not be brought into use until a minimum of 3 parking spaces and cycle facilities have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Proposed block plan
Drg No. 8114:15:1 Existing lower ground and ground floor plan
Drg No. 8114:15:2 Existing elevations and first floor plan
Drg No. 8114:15:3 Rev C Proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.