

Recommendation: **GRANT PERMISSION**

On the understanding that the development does not affect Southwick and Widley Footpath 36, we have no objection to this application.

Development Engineer - Highways

The Highway Authority has no adverse comment on this application. This application produces a two bedroom property that requires two parking spaces.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 (including a slight increase in the ridge height) and front dormer would be visible from the public realm and it is noted there are properties with similar types of development in the surrounding area. The proposed front dormer has a flat roof which is contrary to advice given in the Havant Borough Council Borough Design Guide which recommends dormers should not dominate the roof of the existing building and should have pitched roofs with slopes in keeping with the existing roof. However, as previously stated there are several examples of this type of design in the surrounding area and 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 The original plans were for larger dormers to the front and rear together with a rear first floor terrace area. However, following Officer concerns, amended plans were subsequently submitted reducing the size of the dormers and removing the terrace. Given the precedent of this type of scheme in the immediate vicinity, the revised plans were judged to be appropriate in context to the dwelling. It therefore meets the requirements of policy CS16 of the HBLP (Core Strategy) and is deemed to be acceptable.

(iii) Effect on neighbouring properties

- 7.5 There is one window in the new gable serving a shower room and a condition is recommended for this window to be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the level of the floor of the room in which the window is installed. There are no side windows in the proposed new dormers which are set in from the edge of the roof and the eaves and are consequently unlikely to appear dominant. Whilst the proposal would be visible from the streetscene, the dwelling is set back approximately 3 metres from the highway and other properties in the area benefit from roof extensions of various designs.
- 7.6 The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although a sizeable dormer could be constructed without planning permission. Letters supporting the scheme have been received from the neighbouring properties at numbers 55 and 59 Geoffrey Avenue and the property opposite at 38 Lansdowne Avenue.
- 7.7 It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing to the properties immediately adjacent to the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections have been received with respect to the scheme.

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/16/00150 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 window in the first floor on the northern 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 shall not be brought into use until a minimum of 2 parking spaces 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Block plan
Existing elevations and floor plans
Proposed elevations and floor plans
Design and access statement dated January 2016
Reason: - To ensure provision of a satisfactory development.