
Site Address: 12 Brookfield Close, Havant, PO9 3BB
Proposal: Conversion of existing flat roof to first floor terrace.
Application No: APP/21/00434 Expiry Date: 05/07/2021
Applicant: Miss Boyd
Agent: Mr Remmington Case Officer: Graham Speller
 G R Architectural Services Ltd
Ward: Bedhampton

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The site is located on the northern side of Brookfield Close and is occupied by a two storey end of terrace dwelling. Immediately to the east is a row of garages.
- 1.2 The area is residential in character with dwellings of a similar style and design.
- 1.3 The house benefits from a single storey rear extension.

2 Planning History

- 2.1 There is no relevant site history.

3 Proposal

- 3.1 Conversion of existing flat roof to first floor terrace. The proposal includes a balustrade with a minimum height of 1.1m rising to 1.8m. The side panels would be opaque glass with the rear glass being clear which would be 1.1m in height. The proposal would also introduce bifolding doors at first floor level.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson

No comments received.

Councillor Kenneth Smith

No comments received.

Councillor Mark Inkster

No comments received.

Portsmouth Water Company

Have no adverse comments as the development is small in nature and there is a low risk to groundwater quality.

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: 7

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 impact on the character of the area
- (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 principle subject to development management criteria.

- (ii) Appropriateness of design and impact on the character of the area

7.3 As noted above, the house benefits from an existing single storey rear extension, which is the subject of this application. It is considered that the proposed balcony balustrade would introduce an alien addition out of character in the context of this locality and be at odds with its prevailing character and appearance.

7.4 The design and appearance of the proposal is not considered appropriate in context to

the main building and is therefore considered to be unacceptable contrary to the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 It is noted that no objections have been raised by occupiers of adjacent neighbours and it is understood that the applicant did advise their neighbours of their intentions prior to the submission of the application.
- 7.6 Notwithstanding, whilst it is acknowledged that no objections have been raised, it is considered that the proposed use of the roof of the existing single storey rear extension as a terrace roof garden would result in unacceptable overlooking of neighbouring gardens adversely affecting their residential amenities and result in loss of privacy. Whilst it is acknowledged that the house is two storey and does have windows at first floor that also overlook neighbouring gardens, it is considered that the perception of being overlooked in addition to actual overlooking would be much greater from a roof terrace than a small window. In addition, the proposed bifolding doors would also increase overlooking of neighbouring gardens.
- 7.7 Consequently, it is considered that the proposal whilst not appearing overbearing would lead to overlooking and would have an unacceptable impact on the properties immediately adjacent to the application site and the properties to the rear, albeit to a lesser extent. As such, the proposal is contrary to the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The proposed balustrading and use of the roof of the existing rear extension as a roof terrace would introduce an alien addition out of character in the context of this locality and be at odds with its prevailing character and appearance. In addition, the use of the roof as a roof terrace and the proposed bifolding doors would lead to overlooking and loss of privacy to neighbouring properties by reason of overlooking.

As such, the proposal is contrary to the requirements of Policy CS16 of the HBLP (Core Strategy).

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/00434 for the following reasons:

- 1 The proposed balustrading and use of the roof of the existing rear extension as a roof terrace would introduce an alien addition out of character in the context of this locality and be at odds with its prevailing character and appearance. In addition, it would lead to overlooking and loss of privacy to neighbouring properties by reason of overlooking.

As such, the proposal is contrary to the requirements of Policy CS16 of the HBLP (Core Strategy).