

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

No objections to the proposal.

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application.

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: 5

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 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 principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The front dormer element of the the proposal would be visible from the public realm, although the property is set back around 18 metres from the highway. The dormer has a pitched roof set below the ridge height and in from the roof edge and has slopes in keeping with the existing roof, as recommended in the Havant Borough Council Borough Design Guide and consequently does not dominate the roof of the existing building.

7.4 The first floor extension is an infill addition of predominantly roof area between the original property and a single storey rear extension. It would result in a modest addition, but would link the existing roofs, utilising the loft of the rear extension providing further first floor accommodation. The rear dormer/balcony is set into the

roofslope and would not be visible from the highway. 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.

- 7.5 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces. However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.6 The proposed scheme does not extend beyond the existing footprint of the property, maintaining the existing gaps between the neighbouring properties to the north and south. Whilst there are rooflights to both sides of the roof extension, these have been conditioned to alleviate any perception of overlooking and to protect the privacy of the adjacent properties.
- 7.7 The balcony to the rear of the property is set in to the roofslope with only part of the balustrade and roof projecting beyond the roofslope. It is set approximately 1.5 metres below the existing ridge and is relatively shallow with a depth of 1.2 metres. Although the western boundary of the 11 metre deep rear garden is adjacent to the side aspect of a garden of a property in Havant Road, the southern elevation of this property is in excess of 25 metres away. It is considered the design of the balcony will ensure that the development does not allow for unacceptable levels of overlooking and loss of privacy to neighbouring dwellings. It is noted a sizeable, more conspicuous dormer could be constructed without planning permission.
- 7.8 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have negligible impact on the properties immediately adjacent to or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding 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/16/00460 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 windows in the northern and southern roof slopes 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 be carried out in accordance with the following approved plans:

Location plan

Block and parking plan

Drg No. PG003 16 1 Existing floor and elevations plan

Drg No. PG003 16 2 Proposed floor and elevations plan

Drg No. PG003 16 3 Proposed roof and section plan

Reason: - To ensure provision of a satisfactory development.