
Site Address:	55 Langstone Road, Havant, PO9 1RB		
Proposal:	Two-storey rear extension and new dormered roof to facilitate loft conversion.		
Application No:	APP/15/01231	Expiry Date:	23/12/2015
Applicant:	Mr & Mrs Morgan	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Emma Chisnall
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

55 Langstone road is a large detached 'villa' type property which has red brick walls and a pitched concrete tiled roof. The site has a large amenity space to the front of the property which is part hard-surfaced so that approx 3 cars can be on the site at one time and in addition there is a set back garage. To the rear of the property is a substantial garden which is east facing and surrounded by a 1.8m wall with greenery and plants to the front.

The houses along 55 Langstone road are all varied in style and design but appear to have similar positioned front and rear elevations with generally substantial, mature gardens.

2 Planning History

None

3 Proposal

Two-storey rear extension and new formed roof to facilitate loft conversion.

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)

Havant Borough Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Property Services Manager Comments:

No adverse comment in regards to this application

Southern Gas Networks Comments:

No adverse comment in regards 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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

a) Loss of privacy, poor design, size of dormers and loss of light from increased roof height. (No 53 Langstone Road)

b) Concerns over loss of boundary wall following demolition of store

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 character of the area
- (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. The proposed extension will incorporate a breakfast room to be built on the ground level, an additional bedroom on the first floor and a further bedroom on the second floor with the addition of dormer windows. In principle the development is of sound design and will not extend past the current rear extension.

(ii) Impact upon the character of the area

The properties along Langstone Road are varied in their style and design but all are of a similar size. No 55 is an attractive house with a Victorian look to the front with many appealing features such as the smaller pitched roofs to the front. The main building work is to take place to the rear of the property where the two storey element with pitched roof and concealed flat roof would be located. There are also some new additional windows on the side elevations including a north and south and rear

elevation dormers. There is also a larger dormer proposed to the rear elevation. As such there would be very little change visible from the front roadside view. The Hayling Billy public right of way runs to the rear of the site, however there would be very limited views through to the rear of the building due to a substantial boundary hedge.

There is evidence of other extensions to the rear of the properties fronting Langstone Road. The rear addition is designed to retain the existing ridge height and there is sufficient depth of new roofslope to effectively disguise the flat roof element which it conceals. The side dormers are of modest scale and appropriate to the character of the building.

The rear dormer is larger but is set in from the side hips and from the eaves and ridge. It is considered that the proposed dormer on the east elevation second floor is of sound design and is in good proportion to the size and position of the roof and does not seem over-bearing or disproportionate.

The majority of materials to be used for the proposed works will be matching to the original design of the property to maintain character. However the new windows and doors will be made from UPVC which is different to the current materials and could be considered to impact the overall design of the period property. From reviewing the design of the property and the materials used on similar developments within the area it is considered that UPVC will not detract from the character of the property and that the application can be considered acceptable in design terms.

(iii) Impact upon residential amenity

Along the south elevation of No 55 Langstone Road the proposal seeks to put a dormer into the roof elevation which would face onto the side of No 57. The occupants have not made any comments in regards to the proposal, however, it is considered that a clear glazed window at the second floor level would lead to overlooking to the rear of the property including rear facing windows. An obscure glazing condition has been discussed and agreed with the agent. Whilst the room is a bedroom where obscure glazing would not normally be appropriate, in this case the main window to the room would be a larger dormer to the rear elevation.

It is considered that the changes proposed to No 55 will not impact the neighbouring property at No 53 or cause any significant loss of amenity. The dormer window on the north elevation will be obscure glazed to protect privacy and prevent any possible over-looking/ loss of privacy.

The proposed rear dormer would face down the rear garden of the application property. Whilst there would be a degree of additional overlooking from this window to the rear gardens of No. 57 and 55, this would be at an angle and would not be direct. It is not considered that any additional overlooking would warrant a refusal of planning permission.

Amended plans have been submitted which show the roof height remaining the same as it is currently. This will not be extended and the north facing roof slope will be unchanged.

Finally, the proposal includes the demolition of an outbuilding attached to a garden wall, a condition to ensure that the existing garden wall is retained unless otherwise agreed is proposed.

8 Conclusion

The property occupies a plot with generous space to the front and rear. The curtilage can accommodate the rear extension to the size and scale proposed without compromising neighbours amenities or the character of the area. The application can therefore be considered to accord with the requirements of adopted Core Strategy policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01231 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. It is noted that the doors and windows are proposed to be built in UPVC which differ from the original materials of painted wood however it is considered that this change is acceptable.
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 dormer window(s) at second floor level in the north and south facing elevations of the building shall:-
 - (i) be fixed shut below 1.7m from finished floor level or fitted and maintained with restricted openings details of which to be submitted to and approved in writing by the Local Planning Authority.
 - ii) at all times be and remain glazed entirely with obscure glass to a minimum height of 1.7m from finished floor level, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 2012.
- 4 The side boundary wall with No.53 Langstone Road shall remain in situ following the demolition of the store building annotated to be demolished on drawing No. 1550-301 E unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that a suitable boundary treatment is maintained in the interests of the amenities of neighbouring residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan: Drawing No 1550-201 O

Revised Proposed North, West, East and South Elevations: Drawing No 1550-403 A. Date Received: 09/12/2015

Revised Existing North, West, East and South Elevations: Drawing No 1550-401 A. Date Received: 09/12/2015

Revised Proposed Second Floor and Roof Plan: Drawing No 1550-302 F. Date Received: 09/12/2015

Proposed Ground and First Floor Plan: Drawing No 1550-301E

Revised Survey Ground and First Floor Plan: Drawing No 1550-101 A. Date Received: 09/12/2015

Reason: - To ensure provision of a satisfactory development.