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Site Address: 30 Springfield Close, Havant, PO9 3NY  
Proposal: Loft conversion: raise roof height with dormer windows to east elevation;  
removal of existing conservatory and erection of single storey rear extension.  
Application No: APP/16/00185                      Expiry Date: 15/04/2016  
Applicant: Mrs McKeever  
Agent: Mr Malin                      Case Officer: Rachael McMurray  
Pearson Ellis Portsmouth  
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site is located in a residential cul-de-sac in Havant. No. 30 comprises a detached bungalow located in the north east corner of the street. There is a rise in level as the cul-de-sac extends northwards so No. 30 sits higher than No. 28. There is an area of hard standing to the front of the dwelling for on site parking and a detached garage to the side of the dwelling. The rear garden extends around the rear and side of the dwelling and is enclosed by a 1.8m high fence. Properties to the east and north of the site are two-storey in height, whilst those to the immediate south in Springfield Close are bungalows.

## **2 Planning History**

APP/15/00905 - Loft conversation incorporating roof alterations and side dormers;  
single storey rear extension to replace existing conservatory., WD,03/11/2015

## **3 Proposal**

Raise roof height by 1m and insertion of 2no. dormer windows on the east elevation and one roof light window and 2no. roof light windows on the west roof elevation. Removal of existing conservatory and erection of single storey rear extension of 3.4m in depth and 3.9m in height.

The changes since the previously withdrawn application are as follows:

- i. Reduction of three dormers to two dormers on the east elevation and dormers reduced in size and set down lower from the ridge height.
- ii. Reduction of three roof light windows to two on the west elevation

## **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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

None required.

**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: 24

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 x objections. A summary is provided below:

- i. The dormer windows will result in a loss of privacy to No. 47 Penhurst Road.
- ii. The proposal will devalue the neighbouring properties (Officer note - this is not a planning consideration)
- iii. The proposal would result in a loss of light to No. 28.
- iv. All side dormer windows should be fitted with obscured glass.

**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 the design and impact upon the streetscene
- (iii) Impact on the neighbouring properties

(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.

(ii) Appropriateness of the design and impact upon the streetscene

The development would keep generally the same building lines as the existing dwelling albeit with an increased ridge height. The roof build up would feature hipped corners

which reduces the overall bulk of the roof extension. The two dormer windows are suitably subservient and centrally placed within the roof slope. The rear extension would feature a low pitched roof which is sympathetic to the character of the main dwelling. Matching materials are proposed.

Overall, it is considered that the design is appropriate and complies with Policy CS16 of the Local Plan. Although the increase in height would be accentuated with the raise in level at the top of the cul de sac, the corner location of the dwelling which is positioned at angle, makes it less prominent. It is considered that the development would not have an adverse impact on the streetscene.

(iii) Impact on the neighbouring properties \_

Concern has been raised that the dormer windows would overlook No. 47 Penhurst Road. This would only relate to the window situated towards the rear of the dwelling as the other would be fitted with obscured glass. Given that the distance from the window to the rear elevation of No. 47 Penhurst Road would be over 20m and at an acute angle, it is considered that this would not amount to an adverse level of overlooking on planning grounds.

Concern has also been raised from the immediate neighbour at No. 28 Springfield Close with regards to the loss of light from the increased roof and potential loss of privacy from the dormer windows. The dormer window closer to the front elevation would be fitted with obscured glass and the roof light window would serve stairwell and therefore have no outward view. As such, no overlooking would occur from these windows. A degree of overlooking would occur from the second dormer located towards the rear however, this would look onto the rear section of the garden of No. 28 and not directly onto the rear elevation. As such, the impact would be lessened. It would be difficult to justify a refusal on these grounds as the property is already overlooked at first floor level by properties in Penhurst Road and the additional level of overlooking would be insufficient to warrant a refusal of planning permission.

The raise in ridge height would be evident when using the rear garden of No. 28. However as No. 30 is angled away from the shared side boundary, the visual impact on the dwelling and therefore the proposed development is reduced.

The impact on No. 32 Springfield Close from the raised ridge height would be limited due to the angle between the properties and the set off from the common boundary. The rooflights would serve a stairwell and bedroom and would be set at an angle to No.32 to reduce the level of overlooking.

## 8 **Conclusion**

Overall it is considered that the development would accord with Policy CS16 of the Local plan and is recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00185 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, no additional windows or roof extensions shall be constructed on the roof slopes at first floor level without the prior written approval of the Local Planning Authority.  
**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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the first floor accommodation hereby permitted the en-suite window in the first floor on the east facing elevation shall be fitted with 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan - b90b/52215/72879

Location Plan - p2b/52215/72882

Existing and proposed floor plans and elevations - DN: 101 Rev H

**Reason:** - To ensure provision of a satisfactory development.