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|-----------------|-----------------------------------------------|---------------|-----------------|
| Site Address:   | 44 Jessie Road, Havant, PO9 3TH               |               |                 |
| Proposal:       | Single storey rear extension and rear dormer. |               |                 |
| Application No: | APP/15/00592                                  | Expiry Date:  | 28/09/2015      |
| Applicant:      | Mr & Mrs Beck                                 | Team:         | Team 1          |
| Agent:          | Mr Reading                                    | Case Officer: | Stephen Andrews |
|                 | Holman Reading Partnership                    |               |                 |
|                 | llp                                           |               |                 |
| Ward:           | Barncroft                                     |               |                 |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is made up of a two storey mid-terrace dwelling of brick and tile construction. There is a single storey attached garden store building to the rear and shared alleyway with 42 Jessie Road to the side. The property has an area of hardstanding to the front for parking with access on to Jessie Road.

The immediate area is residential in nature characterised predominantly by similar style two storey terraced dwellings. There are however some detached two storey dwellings in close proximity to the east of the site. Most dwellings, including the application site have long rear gardens.

## **2 Planning History**

None

## **3 Proposal**

Planning permission is sought for a flat roofed, single storey rear extension measuring 4.5m in depth, 6.7m in width, and 2.9m in height (excluding roof lantern).

The proposal includes a flat roof rear facing box dormer, 5.9m in width, 2.6m in depth and 1.7m in height. The dormer would be set 0.1m below the ridgeline of the host dwelling and 1.2m back from the eaves level.

The dormer would have a volume of 13.039 cubic metres.

## **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

Havant Borough Design Guide Supplementary Planning Document, 2011

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

## **5 Statutory and Non Statutory Consultations**

Development Engineer - Highways - No objection

## **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: 6

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

It was observed on site that immediate neighbour 42 had an attached outbuilding of the same scale as 44 adjoining the outbuilding of 44. The proposed extension would have a similar relationship with 42 as the existing outbuilding, with the retained outbuilding at 42 offering some protection to the residential amenities of this immediate neighbour. Therefore having regard to the existing built relationship, positioning of the neighbours outbuilding and scale of the proposed extension it is not considered that this part of the development would harm the residential amenities of this neighbour.

In respect of the impact with neighbour 46, the proposed extension, with maximum height of 2.9m is not considered to be of a scale that would be unacceptably harmful to the residential amenities of this neighbour. The south facing aspect of the rear elevation of the dwellings will ensure that sufficient sunlight and daylight is received and would not be unacceptably affected by the single storey rear extension of 44.

Neighbours immediately to the rear are in excess of 30m away and as such would not be impacted by the single storey extension.

It is accepted that the box dormer window would allow for increased overlooking of neighbouring gardens at the rear. However it is noted that the rear facing box dormer could be created under permitted development entitlement, which is a significant material consideration.

Notwithstanding the overlooking potential of the box dormer it is noted that there are significant back to back distances between the application dwelling and properties immediately to the south (well in excess of 30m) and the outlook over adjoining neighbours would be towards the rear and not directly into neighbouring properties. The separation distances, oblique views and permitted development 'fall back' position is therefore sufficient to prevent an objection on residential amenity grounds.

Having regard to the above information it is considered that the single storey rear extension and rear facing box dormer window would not result in unacceptable harm to neighbour amenity by reason of overlooking, loss of privacy, overbearing effect, overshadowing or loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

It is pertinent to note that the Borough Design Guide SPD stipulates that *"dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof."* However, having regard to the fact that the dormer window would fall within the parameters of permitted development allowance this is considered to be a material consideration that outweighs the requirements of the Council's adopted Design Guide.

The development is located to the rear of the dwelling and would not be readily visible from the public domain. It is therefore considered that the development would largely preserve the existing character and appearance of the area and would not be visually intrusive. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

## 8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. In addition the permitted development 'fall back' position for the rear facing dormer window represents a further material planning consideration in support of the development. The application is therefore recommended for approval.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00592

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Construction of the rear extension hereby permitted shall not commence until samples and details of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drawing - 8458-01 Rev.C

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