
Site Address:	36 Wigan Crescent, Havant, PO9 3PP		
Proposal:	Roof extension incorporating hip-to-gable enlargement with 2No. velux windows to front and dormer to rear; single storey rear extension.		
Application No:	APP/14/00549	Expiry Date:	28/07/2014
Applicant:	Mr I Palmer	Team:	Team 1
Agent:	Mr White	Case Officer:	Stephen Andrews
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling of brick and plain tile construction, with hipped roof. There is a driveway to the side of the dwelling with detached garage within the rear garden.

The area is residential in nature with dwellings within Wigan Crescent being very similar appearing semi-detached dwellings with hipped roofs. The only dwellings with gable ends being 16 and 37.

2 Planning History

None

3 Proposal

Planning permission is sought for:

A hip to gable extension with a volume of 11.63 cubic metres;

A rear flat roofed dormer window with a volume of 23.088 cubic metres.

Combined Total 34.718 cubic metres.

The roof conversion would also incorporate two roof lights in the front roof slope and a small window in the gable elevation serving a stair well.

A single storey rear extension measuring; 3m in depth, 5.8m in width, 2.5m to eaves level and 3.5m in height.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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.

In this instance regard has been given to the permitted development entitlement for dwellinghouses provided by the Town and Country General Permitted Development Order 1995 (as amended), Schedule 2, Classes A, B and C.

(ii) Impact on neighbour amenity

The proposed rear facing dormer window would allow for a greater degree of overlooking of neighbouring properties, however this would primarily be over the rear gardens of adjoining neighbouring properties, at an oblique angle. It is also pertinent to note that the dwellings beyond the rear boundary are some 55m away.

The single storey extension and gable end are not considered to have an unacceptable impact on neighbour amenity due to the scale of this part of the development, separation distance from neighbouring dwellings and existing boundary screening.

Notwithstanding the above assessment in respect of impact on neighbour amenity it is pertinent to note that the development as proposed is considered to fall within the permitted development entitlement for the site allowed by the Town and Country General Permitted Development Order 1995 (as amended), Schedule 2, under Classes A, B and C. The fact that the works are considered to be permitted development further strengthens the opinion that the development as proposed would

not result in unacceptable harm to neighbour amenity.

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 considered that the formation of a hip to gable would have a visual impact within the street scene. Wigan Crescent is formed largely of similar style two storey semi-detached dwellings with hipped roofs. The only notable exceptions being 16 and 37, both of which have added gable ends created under permitted development entitlement. Whilst this regrettably has had some impact on the character and appearance of the area, this form of development is now part of the local context and design characteristic for the area.

Having regard to the above information, whilst not desirable it is considered that there is a sufficient basis to accept the hip to gable alteration as proposed which will not result in additional harm beyond that which already exists. The dormer window would be glimpsed from the street scene but not to a point that would be visually intrusive. The single storey extension is considered to be acceptable in size and form.

Notwithstanding the above assessment in respect of impact on the character and appearance of the area it is pertinent to note that the development as proposed is considered to fall within the permitted development entitlement for the site allowed by the Town and Country General Permitted Development Order 1995 (as amended), Schedule 2, under Classes A, B and C. The cubic content of the new gable end and dormer window totalling 34.718 cubic metres, well within the 50 cubic metres allowed for a semi-detached dwelling.

Having regard to the above information it is considered that the scale, design and nature of the proposal would be acceptable and would not harm the prevailing character and appearance of the area in accordance 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. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00549

(A) 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 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

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

Drawing Title - Existing Plans and Elevations - Date stamped 2 June 2014

Drawing Title - Proposed Plans and Elevations - Date stamped 23 May 2014

Reason: - To ensure provision of a satisfactory development.