
Site Address:	The Laurels, Bartons Road, Havant, PO9 5NA		
Proposal:	Loft conversion with dormers to front elevation; new front porch.		
Application No:	APP/14/00502	Expiry Date:	11/07/2014
Applicant:	Mr & Mrs McPhee	Team:	Team 1
Agent:	Mr R Floyd	Case Officer:	Stephen Andrews
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a substantial two storey detached dwelling fronting Bartons Road, set within a generous plot, in a semi-rural location. The front elevation of the dwellinghouse, broadly symmetrical in appearance, is finished with dark red/blue brick walls at ground floor level, dark red tile hanging above and grey concrete tiles covering the hipped pitched roof. The dwellinghouse is set back approximately 15m from the highway, the front boundary of the site being made up of a 1.2m fence and gates with established trees and bushes to the inside of the fence. There is hardstanding to the front of the dwelling with vehicle access on to Bartons Road.

To the east, south and west is amenity space/land associated with Helmsley House. Helmsley house is sited approximately 68m to the south west of the dwellinghouse at the application site and its surrounding land wraps around the rectangular curtilage of the The Laurels.

To the north, on the far side of Bartons Road, is open agricultural land with a new cemetery to the north-east.

2 Planning History

APP/11/00941 - Demolition of existing open porch and construction of new enclosed front porch. Approved - 14/06/2011.

APP/14/00241 - Loft conversion with dormer to front elevation. Withdrawn - 29/04/2014.

3 Proposal

Planning permission is sought for the insertion of two front dormer windows, a replacement porch with gable roof and replacement window (smaller in scale) above the porch.

N.B. The larger dormer shown on the rear elevation, whilst not yet built, would constitute 'permitted development'.

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

None

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

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

(i) Principle of development

The site is located outside of the settlement boundary where there is a presumption against inappropriate development. However, household development within the curtilage of a dwellinghouse, subject to scale and design is considered to be acceptable in principal subject to other material planning considerations, as detailed below.

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

This planning application follows a recent application for a similar proposal (APP/14/00241). The main difference between the two is the design and scale of the front dormer windows, previously a double flat roofed dormer to the front.

It is considered that the redesigned dormers; proposing two individual dormer windows with gabled fronts, to tie in with the modest replacement gabled porch is an improvement in respect to the overall design and appearance of the development. The revised dormers now better integrate with the simple architectural design of the host dwelling and do not appear overly large or dominant within the street scene. The result is a subservient, well proportioned and designed set of alterations that respect the architectural integrity of the dwelling and its appearance within the street scene.

The proposed development would therefore accord with the principles of CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact on neighbour amenity

The front dormer windows and porch would look out towards Bartons Road, with agricultural land and a cemetery beyond. The proposal would not therefore look out or over any neighbouring property. This is emphasised by the sporadic positioning of dwellings, significant separation distances and levels of boundary screening.

The development would not therefore result in unacceptable harm to neighbour amenity by reason of overlooking, loss of privacy, overshadowing or overbearing effect. The proposed development would therefore accord with the principles of CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

The development by reason of its scale, design and relationship with neighbours is considered to be acceptable. 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/14/00502 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:

Proposed Block Plan - 1:200 Date Stamped 12 May 2014
Site Plan - 1:1250 Date Stamped 12 May 2014
Proposed Front Elevation - 1:100 Date Stamped 12 May 2014
Proposed Side Elevation - 1:100 Date Stamped 12 May 2014
Proposed Ground and First Floor Plan - 1:100 Date Stamped 12 May 2014
Proposed Loft Floor - 1:100 Date Stamped 12 May 2014
Section Through Plan - 1:50 Date Stamped 12 May 2014
Section Through (front) - 1:50 Date Stamped 12 May 2014

Reason: - To ensure provision of a satisfactory development.