
Site Address:	33 Brooklands Road, Havant, PO9 3NT		
Proposal:	Loft conversion and rear extension.		
Application No:	APP/14/00725	Expiry Date:	05/09/2014
Applicant:	Mr & Mrs Galloway	Team:	Team 1
Agent:	Mr Cresdee	Case Officer:	David Eaves
	Both Creative		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the corner of Brooklands Road and Woodville Road. The application property is a rendered detached bungalow. The properties on Brooklands Road are generally bungalows of differing designs, some of which have been altered to incorporate dormer windows in the roof.

2 Planning History

None relevant

3 Proposal

Loft conversion and rear extension.

4 Policy Considerations

National Policies

National Planning Policy Framework 2014

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: 1

Summary:

Loss of light to dining room and kitchen

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) Effect on neighbouring properties
- (iii) Effect on character and appearance of the area

(i) Principle of development

7.2 The site lies within the built-up area of Bedhampton where extensions to residential properties are considered acceptable in principle.

(ii) Effect on neighbouring properties

7.3 The main impacts are considered to be to 35 (objection letter received), 29, 16 & 18 Brooklands Road and 2 Woodville Road.

7.4 No.35 Brooklands Road is located immediately to the west of the application site and is a bungalow and includes dining room and kitchen windows facing No.33 which has an existing flat roof extension adjacent to the boundary. The current proposals would replace the flat roof extension with a new rear extension set slightly further off the boundary with a pitched roof and extend the main ridge line with a slight step also incorporated. Whilst there would be more mass and bulk to the resultant building when viewed from No.35, given the design with the roof pitching away from a single storey eaves line it is not considered that any loss of light resulting would be sufficient to warrant a refusal of planning permission. A condition is recommended to prevent possible overlooking from rooflights and ground floor windows.

7.5 No's.29, 16 and 18 are all located on the opposite sides of the road to the application site and any additional overlooking would be at a distance and limited.

7.6 The property to the rear No 2 Woodville Road is set off the proposed extension with an outbuilding between. There are two side windows in No.2 looking back towards the application site and the new first floor window with 'juliet style' balcony, however, given the distance between properties, the intervening outbuilding and the land slope (south - north) this relationship is considered to be acceptable and is not considered to lead to unacceptable overlooking.

(iii) Effect on character and appearance of the area

7.7 The proposal would result in a significant addition to the building with a front 'barn hipped' extension, two side dormers facing Woodville Road and a rear extension with

pitched roof over to provide first floor accommodation. The site is relatively prominent in a corner position. The current scheme has been amended to reduce the size and number of the dormer windows, slightly reduce the front projection and to articulate the ridge line. On balance the amended scheme is considered to have an acceptable impact on the character and appearance of the area.

8 Conclusion

- 8.1 In conclusion the proposed development is considered to have an acceptable impact on the amenities of adjoining residents and the character and appearance of the area. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00725

(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 windows in the extension hereby permitted at ground floor level in the west facing elevation of the building shall:-

(i) at all times be and remain glazed entirely with obscure glass, 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 two most southerly rooflights on the west facing roof slope of the extension hereby permitted shall be constructed with a minimum cill level of 1.7 metres above finished floor level **or** at all times be and remain glazed entirely with obscure glass, 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.

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

Location Plan Licence No. 100041040

Site Plan Existing Licence no. 100041040

Site Plan Proposed Licence no. 100041040

Elevations and Roof Plan Drawing Number 010914 2A3 received 1st September 2014

Floor Plans and Section Drawing Number 010914 1A3 received 1st September 2014

Reason: - To ensure provision of a satisfactory development.