
Site Address:	22 Pennant Hills, Havant, PO9 3JZ		
Proposal:	New dormer window to rear roof slope.		
Application No:	APP/13/01113	Expiry Date:	31/12/2013
Applicant:	Mr M Chudleigh	Team:	Team 1
Agent:	Mr C Rutter	Case Officer:	Daniel
	Architectural Designs		Gender-Sherry
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Pennant Hills is a residential street characterised by two storey, detached dwellings. No.22 is situated within an angled plot at the bottom of Pennant Hills. There is a footpath to the north and east boundary leading to Portsdown Hill Road.
- 1.2 The rear of No.22 overlooks, and is visible from, Portsdown Hill Road.

2 Planning History

97/62477/1 - Single Storey side extension (revised application) Permitted 18th September 1997 and implemented.

3 Proposal

- 3.1 Planning permission is sought for a rear dormer located in the rear roof slope of the side extension.
- 3.2 It will be located on the same level as the first floor windows of the main dwelling house.

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

Not Applicable

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: 10

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 immediate area

(i) Principle of development

7.2 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

7.3 The new dormer will afford an element of overlooking towards the properties on the southern side of Portsdown Hill Road, however they are some 30m away from the proposed development. Furthermore the dormer is intended to serve a bathroom and can therefore be expected to be obscure glazed. As a result of this it is considered that the proposal will not significantly impact the neighbours.

7.4 There should not be any overlooking towards number 12 Portsdown Hill because of the mature fir trees providing screening.

7.5 The proposed dormer will not be visible to the immediate neighbours on the north (No.21 Pennant Hills) and west (No.23 Pennant Hills) side.

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

7.6 With respect to the dormer, the rear dormer window faces towards Portsdown Hill Road and whilst visible from the street scene is to be set well within the rear roof slope in a manner which will not dominate the appearance of the dwelling. The alignment of the dormer windows is to be of similar height to those of the first floor windows located in the main dwelling house. In itself a rear dormer can often be a permitted development for which planning permission is not usually required, however because this proposed is located in an extension there are no rights available. The impact on neighbour amenity or privacy is negligible, and the impact on the character of the area is considered to be limited and acceptable.

7.7 The proposal incorporates the addition of a 5th bedroom, but because the property already has 4 bedrooms, there is no requirement for additional parking to be provided.

8 **Conclusion**

- 7.8 The rear dormer is considered to be of an appropriate design and to be complementary to the existing character of No.22 Pennant Hills, therefore it is recommended that consent is granted.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01113 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:

Working Drawings, Drawing No. 1310-1702 received by the Council 5th November 2013

Reason: - To ensure provision of a satisfactory development.