
Site Address:	7 New Lane, Havant, PO9 2JJ		
Proposal:	Roof alteration from hip end to gable end to allow extension of first floor living accommodation.		
Application No:	APP/13/00738	Expiry Date:	23/09/2013
Applicant:	Mr & Mrs Hynes	Team:	Team 1
Agent:	Mrs Nash	Case Officer:	Stephen Andrews
	Thorns-Young Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Havant along the western side of New Lane. This section of New Lane is predominantly residential in nature and is made up by a mix of detached dwellings one and two storeys in height all varying in architectural design. Immediately opposite the site, to the east, is a cemetery, with open land towards the rear (west), beyond a significant tree screen along the rear boundary of the site.

The application site is made up of a chalet style bungalow with hipped roof front and rear gable end. There are box dormers on both sides of the dwelling with single storey flat roofed extension and decking to the rear. There is on site parking for several vehicles at the front with access on to New Lane.

2 Planning History

None

3 Proposal

Planning permission is sought for the creation of a front gable, from the existing hipped roof, and the insertion of two side facing roof lights and a first floor window in the new gable end. The roof lights would be set 1.4m from floor level.

4 Policy Considerations

National Policies

National Planning Policy Framework

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: 2

Number of site notices: At least one site notice exists - check the number.

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

The development relates to the creation of a front gable, from the existing hipped roof, and the insertion of two side facing roof lights and a first floor window in the new gable end.

The roof lights would be set 1.4m from floor level and will allow some overlooking towards the adjoining neighbours to the south and north (5 and 9 respectively). However, in the main the roof lights would look towards the flank wall of 5 and the roof of 9. It was noted that there was a first floor landing window in the flank elevation of 5 and possibly a bedroom window in the roof slope facing the application site of 9. However, these windows did not appear to be in direct alignment and as such any overlooking or loss of privacy would be to acceptable levels. It is pertinent to note that the window of 5 does not appear to serve a habitable room which would further reduce any perceived harm.

The window to the front would overlook New Lane and the cemetery opposite and as such would not result in any overlooking or loss of privacy.

The hip to gable alteration would be no further forward than the existing principle elevation and as such the increase in built form would not be unacceptably harmful to the residential amenities of the two adjoining neighbours.

It is therefore considered that the site characteristics, distance and built relationship with the neighbouring dwellings combine to prevent any unacceptable harm to the residential amenities of adjoining properties. 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

The proposed roof alteration would see the hipped roof of the bungalow altered to a gable end. It was noted that other bungalows within this section of New Lane had hipped roofs, there would therefore be a clear contrast with the other bungalows. Notwithstanding this there are several two storey detached dwellings, some with hipped roofs, some with pitched roofs and some with gable features facing New Lane. It is therefore considered that the creation of a gable end would not be uncharacteristic of the street scene.

It is therefore considered that the wider context of design within New Lane would allow for the proposed development to be created without appearing overly incongruous or materially harmful to the prevailing character and appearance of the area. The development would therefore preserve the existing character and appearance of the area and would 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. 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/13/00738

(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 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
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:

Location Plan 1:1250 Stamped 26 July 2013

Block Plan 1:500 Stamped 26 July 2013

Proposed Elevations and Floor Plans Drawing No. 6100.13

Reason: - To ensure provision of a satisfactory development.