

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Havant Borough Design Guide 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

No objection

Open Space Society

Awaiting comments

Southern Water

No new walls or foundations are permitted without approval from Southern Water.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

Building Control

Public service water sewer located under ground floor study/bedroom. Any foundations required for new walls (internal) will require Southern Water consent. Extensions and new dormers not affected.

Rights of Way Officer

Awaiting comments

Chichester Harbour Conservancy

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Prior approval of roofing material.

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: 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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 The application site and neighbouring dwellings to both the north and south are situated within a triangle shaped plot increasing in width as the distance from the road increases. As a result of this distance from the dwellings to the shared boundary increases resulting in space and a good degree of separation between each of the properties. The distance combined with the level of screening resulting from vegetation to the south and the long pitched roof garage to the north limits the potential for adverse impact at this proposed scale. The dwellings all face away from each other which again adds to the space about the property and maintains a level of privacy within the rear amenity space.

7.4 To the south elevation the existing lean to conservatory is to be removed and a hipped roof single storey extension erected in its place. Although the proposal replaces a clearly glazed form of development the perception of mass and bulk already exists to the neighbour. The proposal is however well screened to this side by vegetation with only the roof slope likely to be seen. The roof is hipped sloping mass and bulk back onto the application site and against the main dwellinghouse. The windows proposed to the side are again fully screened by vegetation. Overlooking is therefore unlikely. As a result of the degree of screening it is unlikely that this proposal would result in an adverse impact to the neighbouring dwelling. It is noted that the proposed width, length and height to the eaves is within the threshold of Permitted Development, with only the ridge height exceeding the 4m threshold by 0.4m being the criteria for planning permission.

7.5 The proposed two storey rear extension is minimal in terms of its length at 1.5m, the only requirement for planning permission in this case is the inclusion of a terrace at first floor level. The extension is centred within the plot and within the rear elevation of the dwelling. Set away from the boundary to the north and south it is unlikely that the proposal would appear overbearing or visually intrusive. The proposal does however include extensive glazing and as mentioned a terrace at first floor level. The terrace is noted to be recessed within the extension with a seating area located under the eaves rather than protruding outwards. This means that walls are located on either side of the terrace concentrating an outlook westwards rather than out to the neighbouring gardens. No dwellings are located to the rear, therefore it is unlikely that the proposal would result in overlooking. The triangle shaped plots again help to reduce the perception of overlooking with the main area of amenity space directed away from the window. The proposal is therefore unlikely to result in a loss of privacy or overlooking.

- 7.6 The proposed lift shaft to the rear elevation does add bulk to the roof space and is of limited design. However this is located to the rear and set away from the eaves to the north by 2.8m and away from the shared boundary by 7m, The bulk is therefore unlikely to lead to an overbearing form of development.
- 7.7 The proposed pitched roof dormer to the front elevation is centred on the roofslope and looks down the length of the front curtilage and then the highway of Lime Grove. The proposal in this location is unlikely to appear overbearing or result in a loss of privacy to the neighbouring amenity space.

(iii) Effect on the character of the existing dwelling and the streetscene

- 7.8 The dwelling occupies a prominent location in the streetscene and is the first dwelling seen upon entering the cul-de-sac. The level of design expected in this location is therefore high. The proposed pitch roof dormer is considered to add a feature to the front elevation of which currently appears quite bland with the use of three flat roof dormers. The ridge line of the pitch is high and is of a similar height to the existing ridge line of the original dwelling. This would be contrary to design guidance offered within the Havant Borough Design Guide 2011, however if reduced in height this would result in a steeper roof pitch for the dormer which may appear at odds with the dwelling gentle slopes found else where on the dwelling. This may therefore have a greater impact than the high ridge line. The dormer is considered to add a feature to the dwelling and is therefore likely to make a positive contribution to the character of the streetscene.
- 7.9 The improvements to the dwelling are considered to enhance the character of the main dwellinghouse and makes the most of the location. The proposal is unlikely to lead to an adverse impact to the character of the existing dwelling.
- 7.10 Chichester Harbour Conservancy have requested that a sample of the external roof materials to be submitted for approval. However, a condition can be added to ensure that materials are matching and are therefore in keeping with that of the existing dwelling and the natural surroundings.

8 Conclusion

- 8.1 The siting, scale and design of the proposal is unlikely to result in an adverse impact to neighbouring dwellings. The curtilage shapes of both the application site and the neighbouring plots adds separation between the dwellings and causes each to face away from each other. This therefore reduces the extent to which development may appear overbearing or visually intrusive. The orientation of dwellings and the private amenity space also limits the extent to which overlooking may occur.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01059 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:

Location plan and block plan drawing number 1305/0000 revision P1 received by the Council 23rd October 2013

Existing elevations drawing number 1305/0200 revision P1 received by the Council 23rd October 2013

Proposed elevations drawing number 1305/1200 revision P1 received by the Council 23rd October 2013

Existing ground and first floor plans drawing number 1305/0100 revision P1 received by the Council 23rd October 2013

Proposed ground and first floor plans drawing number 1305/1100 revision P1 received by the Council 23rd October 2013

Reason: - To ensure provision of a satisfactory development.