

Recommendation: **GRANT PERMISSION**

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

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

NIL

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: 9

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) Appropriateness of Design
- (iii) Effect on the neighbouring properties
- (iv) Highways

(i) Principle of development

7.2 The site is within an urban area as identified by the Core Strategy, therefore the proposal is acceptable in principle provided it satisfies the criteria of the policies listed in section 4 of this report.

7.3 (ii) Appropriateness of design

The loft conversion constructed incorporates three dormer windows on the west facing roof slope and 5 roof lights on the east facing roof slope. The rooflights to the east roof slope are set slightly further apart than was originally approved, but are the same size and number as detailed on the original planning permission (APP/1 2/00223) refers.

7.4 The dormer windows are well proportioned with hip roofs set within the upper

half of the roof slope. The windows within the dormers are slightly smaller in size and of different design to that previously approved (PP APP/12/00223) refers. The tile hanging now extends down from the hipped roofs of the dormers to cover the dormer cheeks.

- 7.5 The detailed design of the dormers is considered to be an improvement on that previously approved, and the overall design is considered therefore to be of a high quality which complies with policy CS16 of the Core Strategy.

(iii) Effect on the neighbouring properties

- 7.6 There are 2 windows at ground floor level in the east elevation of no. 119 which serve the kitchen and the breakfast room. There are also dormers within the east facing roof slope which serve 2 bedrooms and a bathroom.
- 7.7 The dormers to the west facing roof slope overlook the east facing dormer of no. 119, and also provide an oblique view of the rear garden of no 119.
- 7.9 The windows fitted to the dormers are obscure glazed, and of triple casement design, with the windows to either side of the triple casement capable of being opened, but fitted with restrictors that limit the opening to 65mm (20mm past the frame of the window) other than when the windows are actively being cleaned.
- 7.10 The owner has indicated his agreement to conditions being imposed to ensure that the windows remain obscure glazed at all times, and window restrictors are fitted and operational at all times except when the windows are actively being cleaned.

It is recommended therefore that in order to protect the amenity of occupiers of No 119 that a condition is imposed to ensure that

(i) the windows to the dormers must at all times be and remain fitted with obscure glass, and

(ii) the side hung windows be fitted with restrictors to limit the opening, other than at times when the windows are actively being cleaned.

The rooflights to the east facing roof slope do not result in a loss of privacy to No 123 as there is a separation distance of 8 metres and the windows in no 123's west elevation are secondary. No conditions were imposed on the previous permission APP/12/00223 relating to the glazing or opening of these windows and none are required as a result of this revised submission.

(iv) Highways

It is recommended that a condition is applied requiring 3 parking spaces are maintained.

8 Conclusion

The proposal is considered to satisfy the requirements of the policies listed in section

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00581 subject to the following conditions:

- 1 All windows to the three dormer windows hereby approved to the west elevation of the building shall:-

(i) at all times be and remain fitted 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,

and

(ii) all side hung windows to each dormer shall be and remain fitted with restrictors to limit the opening to no more than 65mm (20mm past the frame) other than at times when the windows are actively being cleaned,

and

(iii) all centrally located casements to each dormer shall be permanently fixed shut and unopenable at all times.

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.

- 2 The development shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 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:

P1 - Site Plan - Received 13 June 2013

P2 - Block Plan - Received 13 June 2013

P3 - Elevations (Existing and Proposed), Floor Plans (Existing and Proposed) and Section Thru Plan Received 13 June 2013.

Reason: - To ensure provision of a satisfactory development.

