

DELEGATED OFFICER REPORT

Site Address:	37 Fourth Avenue, Havant, PO9 2QU		
Proposal:	Loft conversion with front and rear dormers.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00510	Expiry Date:	07/08/2025
Applicant:	Mr & Mrs Nye		
Agent:	Mr Le Voi	Case Officer:	Robert Riley
	L.M.D. Designs Ltd.		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two storey terraced property located in Denvilles in eastern Havant. To the front of the property is parking space, and to the rear is a rear garden. The property's materials feature grey render to the front elevation and concrete tiles in a gable design for the roof, to the rear is a single storey extension with cladding.
- 1.2 The application site is in an urban and residential area, with the character of the street featuring a mix of materials and designs.

2 Planning History

- 2.1 No relevant history.

3 Proposal

- 3.1 Loft conversion with front and rear dormers.

Officer comment: Minor amendments have been made to the front dormer aspect of the works during the application process. The internal loft conversion aspects of the works do not require planning permission, and are considered acceptable, and is not further considered below.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Daniel Berwick

No comments received

Councillor Gillian Harris

No comments received

Councillor Phil Munday - St Faiths

No comments received

Developer Services, Southern Water

Following the review of the submitted documents, Southern Water has no objections to the proposed works proceeding.

Natural England Government Team

No comments received

Southern Gas

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger

from Underground Services” must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Portsmouth Water

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 “Avoiding Danger from Underground Services” must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

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: 7

Number of site notices: 1.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

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

(ii) Appropriateness of design and impact on the character of the area

7.3 The works propose a rear dormer. The rear dormer would be substantial to the rear roofslope on the second floor. The Havant Borough Design Guide SPD states that "Dormers are considered an acceptable way of providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line. The guide also states that *"Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof"*.

7.4 The wide width and monopitched roof would result in a dormer with a substantial bulk and mass that would dominate the rear roofslope and would be contrary to the guidance contained within the SPD, albeit it is set up from the eaves line of the host dwelling by approximately 0.75 metres and would be set lower than the ridge height of the host dwelling. However, the dormer would not be visible upon the streetscene. Furthermore, there is a permitted development fallback position under Schedule 2, Part 1, Class B for a rear dormer of this size. With regards to this, the proposed dormer is considered acceptable.

7.5 The works also propose front dormers. The front dormers would be pitched and would feature a roof extension in between to connect both dormers. Officers, note that there are no front dormers on this streetscene. The Havant Borough Design Guide SPD desires front dormers to *"be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line, Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof"*.

7.6 The proposed front dormers would be set back from the eaves line and set down from the ridge line, and would not dominate the front roofslope, they would also be of a similar size to the windows below. There would be a front infill to the roofslope in between the two dormers, which would feature an asymmetrical pitch, however noting the small scale and proposed materials, this is considered acceptable. With regards to this, on balance, officers do not consider the front dormers aspect of the works to have an unacceptable impact upon the dwelling or the streetscene and consider it acceptable.

Materials

- 7.7 The rear dormer would feature cladding for the external walls to match the existing ground floor rear extension and GRP for the flat roof section which is considered acceptable. The front dormers and central infill would feature tilework for the external walls and roofs, which is considered acceptable.
- 7.8 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered on balance that the scheme would not result in an adverse impact on the visual amenity of the locality.
- (iii) Effect on neighbouring properties
- 7.9 The proposed front dormers would with regards to their proposed location and scale not be overbearing or lead to an unacceptable increase of overshadowing. Regarding overlooking concerns, the front fenestration would feature an approximate separation distance of 22 metres from its front windows to front windows at No.30 and 28 Fourth Avenue, which is not considered to unacceptably increase overlooking.
- 7.10 Regarding the proposed rear dormer, views of rear amenity provided of Nos 35 and 39 Fourth Avenue, would be oblique, and officers consider this acceptable. Regarding No.8 Denvilles Close to the rear, the rear fenestration of the dormer would feature an approximate 22.5 metre separation distance to No.8's rear boundary and approximately 29 metres to the main rear elevation of No.8 Denvilles Close, with regards to these separation distances, the increase of overlooking, would not be so severe to warrant the refusal of this planning application.
- 7.11 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is noted no letters of objection were received with respect to the scheme.
- (iv) Biodiversity Net Gain (BNG)
- 7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00510

Subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawing Number: 100: LOCATION PLAN: Uploaded 25/06/2025

Drawing Number 101 Rev A: AMENDED

EXISTING-AND-PROPOSED-SITE-BLOCK PLAN: Uploaded 31/07/2025

Drawing Number: 104 Rev B: AMENDED PROPOSED FLOOR AND ROOF PLAN: Uploaded 31/07/2025

Drawing Number: 105 Rev B: AMENDED PROPOSED ELEVATIONS: Uploaded 31/07/2025

Drawing Number: 102: EXISTING FLOOR AND ROOF PLANS: Uploaded 25/06/2025

Drawing Number: 103: EXISTING ELEVATIONS: Uploaded 25/06/2025

Email from Mr Le Voi named AGENT EMAIL TO OFFICER WITH MATERIALS INFORMATION dated 31/07/25

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans and by the email from Mr Le Voi named AGENT EMAIL TO OFFICER WITH MATERIALS INFORMATION: dated 31/07/25, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.