

## DELEGATED OFFICER REPORT

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|----------------------------------|-----------------------------------------------------------------|
| <b>PROPOSAL</b>                  | <b>Loft conversion with rear dormer and front velux windows</b> |
| <b>LOCATION:</b>                 | 9 Woodgreen Avenue, Havant, PO9 3EB                             |
| <b>REFERENCE NO:</b>             | APP/25/00912                                                    |
| <b>APPLICANT:</b>                | Mr Clive Byng                                                   |
| <b>APPLICATION TYPE:</b>         | Householder planning permission                                 |
| <b>CONSULTATION EXPIRY DATE:</b> | 28/01/2026                                                      |
| <b>APPLICATION EXPIRY DATE:</b>  | 30/12/2025                                                      |
| <b>WARD:</b>                     | Bedhampton                                                      |
| <b>SUMMARY RECOMMENDATION:</b>   | <b>Approve with conditions</b>                                  |

### 1. Site Description

This application site comprises a terraced, two storey dwellinghouse located on the south side of Woodgreen Avenue. This property has a tiled, pitched roof with brickwork to the elevations. The area is residential in character and there is on site parking to the front of the property.

### 2. Planning History

Is there any planning history relevant to the current application?

None relevant

### 3. Proposal

Loft conversion with rear dormer and front velux windows

### 4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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**

**Southern Water**

No response received

**Portsmouth Water**

No response received

**6. Publicity and Community Involvement**

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

| Publicity Type | Publicity Details | Start Date | End Date | Reasons |
|----------------|-------------------|------------|----------|---------|
|----------------|-------------------|------------|----------|---------|

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 4

Material planning considerations are addressed in Section 7.

**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) Parking
- (v) Flood risk

(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 This proposal comprises of a dormer to the rear elevation and 2 rooflights to the front elevation. The rear dormer would have a flat roof with dimensions of approximately 5.5 metres width, 3.4 metres depth and 2.1 metres height. The dormer would allow for a master bedroom with an ensuite bathroom in the loft space, served by two rooflight windows to the front elevation roof slope.

7.4 There are examples of dormers of a very similar appearance in the immediate vicinity, notably at no 19 Woodgreen Avenue which is located on a corner plot location. The dormer would be visible from properties to the rear, however it is not considered to be highly visible when viewed from the wider public realm as the land to the rear is privately owned.

7.5 It is also noted that the dormer is of a scale that could be constructed under permitted development which would mean that something very similar could be constructed without obtaining formal planning permission.

7.6 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 that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 To the east of the application site is no 7 Woodgreen Avenue. The rear dormer is not considered to result in harmful direct overlooking down towards these private amenity spaces.

7.8 To the west of the application site is no 11 Woodgreen Avenue. The rear dormer is not considered to result in harmful direct overlooking down towards these private amenity spaces.

7.9 To the rear is no 11 Timsbury Crescent. There would be 30 metres separation distance between the buildings which would exceed the minimum requirements as specified in the Havant Borough Design Guide for back to back distances.

7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

(iv) Parking

7.11 There are only 2 on site parking spaces towards the front of the property and it is noted that a 3<sup>rd</sup> parking space would be required for a property with this bedroom number as specified in the Havant Parking SPD. Whilst this is noted, a dormer of this scale could be constructed without planning permission under permitted development rights and this would therefore not trigger the parking requirement. For this reason, the parking is considered to be acceptable.

(v) Flood risk

7.12 The site is located in Flood Zone 1, where residential development is considered appropriate.

## 8 Conclusions

8.1 The proposed development is acceptable in principle and is considered appropriate in terms of its design and its impact on the character of the area. It would have a limited and acceptable effect on neighbouring properties, and the level of on-site parking is, in this instance, considered acceptable. Accordingly, the proposal is recommended for approval

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## 9. **RECOMMENDATION:**

That the Development Manager be authorised to Approve with conditions for application APP/25/00912

### **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:

9 Woodgreen Avenue existing and proposed plans document uploaded on the 4.11.2025

9 Woodgreen Avenue block plan uploaded on the 4.11.2025

9 Woodgreen Avenue site plan uploaded on the 4.11.2025

**Reason:** To ensure provision of a satisfactory development.

3 The external materials used 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.

**Informatives:**

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.