
Site Address:	34 Coddington Grove, Waterloooville, PO8 9ZE		
Proposal:	Loft Conversion to include Velux windows and Juliette balcony		
Application Type:	Full Planning Permission		
Application No:	APP/23/00785	Expiry Date:	07/11/2023
Applicant:	Mr Coward		
Agent:	Mrs Wells	Case Officer:	Bethany Crowther
	Applecore PDM Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey property comprising brickwork and tile hanging with a tiled hipped roof and projecting gable to the front elevation. The property contains an integral garage to the west of the property with a hardstanding area for on site parking. The application site lies within the new build development site development comprising 288 dwellings at Woodcroft Farm Development Site.
- 1.2 The surrounding area is residential in character with properties of a similar design. To the north of the application site is an open field containing a variety of trees and a footpath.

2 Planning History

APP/13/00804 - Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015).

The Planning Permission granted under planning reference APP/13/00804 imposed the following condition:

24) Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be constructed without the prior written approval of the Local Planning Authority. Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

3 Proposal

Loft Conversion to include Velux windows and Juliette balcony

The original proposal incorporated one window on the rear elevation which has been amended to a high level window due to privacy concerns.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain
No comments received.

Councillor E Shimbart - Hart Plain
No comments received.

Councillor James Blades
No comments received.

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: 12

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 and impact on the character of the area
- (iii) Effect on neighbouring properties

(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 proposed works are for a loft conversion which would facilitate a lounge area, a bathroom and see the relocation of a first-floor bedroom to the second floor. On the second floor of the application site, the proposed works would see the installation of a Juliet balcony on the front elevation, the installation of 2 velux windows on each of the side elevations and one high level window on the rear elevation. There would also be one velux window on the rear elevation serving the first floor bedroom. The materials of the doors and windows would match the existing windows and doors as far as practicable. The proposed Juliet balcony and velux windows would be visible from the streetscene. As the materials would match the existing as far as practicable, it is considered that the proposal would not cause an unacceptable level of harm to the character of the area.

7.4 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

7.5 To the south of the application site are the rear gardens and properties of Coddington Grove. The window serving the second-floor rear elevation would be a high-level window 1.7m above the finished floor level. It is considered that as the window is high-level, there would not be an unacceptable level of overlooking to the rear gardens and neighbouring properties. It is considered that the velux window situated on the rear elevation would not lead to a loss of privacy, light or outlook to the neighbouring properties to the rear.

7.6 To the north of the application site is Coddington Grove and an open field. The Juliet balcony would be situated along the front elevation. It is considered that there would not be any demonstrable harm in terms of loss of privacy to the neighbouring properties due to the layout of the street. The proposal is considered to not lead to any negative impacts in terms of outlook or loss of light.

7.7 To the east of the application site is no. 36 Coddington Grove. It is considered that the proposed loft conversion and installation of windows would not result in a loss of privacy, outlook or light to the neighbouring property.

- 7.8 To the west of the application site is no. 32 Coddington Grove. It is considered that the proposed loft conversion and installation of windows would not result in a loss of privacy, outlook or light to the neighbouring property.
- 7.9 Consequently, it is considered that the proposal will 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). It is noted no letters of objection were received with respect to the scheme.

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/23/00785 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:

PROPOSED FLOOR PLANS AND ELEVATIONS - PG.8136 . 23. 02 REV D
LOCATION PLAN

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.