
Site Address:	55 Linda Grove, Waterlooville, PO8 8UY		
Proposal:	Proposed loft conversion with gable build up and front and rear dormers.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00528	Expiry Date:	04/09/2024
Applicant:	Mr Paffett		
Agent:	Loretta Taylor	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached, residential bungalow, located on the southern side of Linda Grove, comprising elevations of brick construction with a tiled pitched roof.
- 1.2 The property benefits from open vehicular access to the front driveway which provides access to the single storey garage to the rear and front garden area. The front boundary of the property consists of a gravel frontage and a concrete hard surface leading to the garage. There is no boundary treatment to the front boundary.
- 1.3 The character of the road comprises similar, small and tight-knit, semi detached bungalows, some of which have had roof alterations and dormers added. These vary in design, some with full hip to gable changes, some with half hips, mainly small flat roofed dormers to the front, some with pitched front dormers.

2 Planning History

54/03190 - for 16 bungalows - 06/09/1954

3 Proposal

Proposed loft conversion with gable build up and front and rear dormers.

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)
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

Not required

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I have no objections whatsoever to this planning application.	Noted.

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 development comprises two distinct elements which include the proposed dormers to the front and rear and a hip to gable enlargement.

7.4 It must first of all be acknowledged that in respect of the hip to gable enlargement proposed, the applicant could undertake these works utilising their permitted development rights and as such formal planning permission would not have been required for this alteration alone. Whilst it is acknowledged that this element of the proposal would be readily visible within the streetscene and therefore has the potential to unbalance the pair of semi-detached dwellings to which No.55 belongs to, it is noted that there are many examples within the immediate streetscene where properties have undertaken similar works and as such a precedent has already been set for this type of development. On this basis, it is not considered that this aspect of the development would warrant a refusal of planning permission.

- 7.5 In respect of the proposed dormer to the rear, similarly to the hip to gable enlargement, this aspect of the proposal could also be constructed without the need for planning permission utilising the property's permitted development rights. Notwithstanding this, whilst it is considered that the proposed dormer is relatively large in terms of its size, scale and design, taking into account that the applicant could construct a dormer of this size and scale without the need for planning permission, it is not considered that this element of the proposal would warrant a refusal of planning permission. Furthermore, this aspect of the development would not be readily visible from the public realm by virtue of its position to the rear of No.55 and as such would be unlikely to result in any significant adverse impact on the character and appearance of the area.
- 7.6 The dormer proposed to the front of the property however does require the benefit of planning permission by virtue of its position to the principal elevation. Havant Borough Council's design guidance specifies that dormers should not dominate the roof of the existing building and should be designed so that they sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line. Furthermore, Policy CS16 of the HBLP (Core Strategy) states that planning permission will only be granted for development that uses the characteristics of the locality to help inform the design of the new development including heights and massing.
- 7.7 It is acknowledged that there are many other examples within the streetscene of Linda Grove where front dormers have been provided, all of which would be relatively similar in terms of their size, scale and design to that proposed as part of this application. The proposed dormer to the front is not considered to dominate the roof of the existing dwelling and has been designed so that it sits back into the roof, back from the front line of the wall below and below the existing ridge. As such, this aspect of the proposal is considered to accord with the requirements specified within Havant Borough Councils Design Guidance and is deemed to be acceptable when considered in context with the immediate streetscene.
- 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 that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.9 It must be acknowledged when considering the impact on neighbour amenity, that the hip to gable enlargement and dormer to the rear could be constructed under Permitted Development and on this basis the applicant could proceed to make these alterations to the property subject to the materials being similar in terms of their appearance regardless of the outcome of this application. Notwithstanding the above, the hip to gable enlargement is unlikely to result in any impact on the adjoining neighbouring property (No.54 Linda Grove) and the adjacent neighbouring property to the west (No. 56 Linda Grove). The proposed dormer to the rear is sited in excess of 40 metres from the residential properties to the rear and as such is unlikely to result in any additional overlooking, loss of light, or privacy to neighbour amenity.
- 7.10 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.

(iv) Parking

- 7.11 There is an increase in the number of bedrooms from two to four, subsequently there will be a requirement for three onsite parking spaces as recommended in the HBC Parking SPD (July 2016). The proposed block plan submitted as part of the application demonstrates that 3No. parking spaces could be accommodated within the curtilage of the site and a condition is recommended to retain the spaces for parking at all times.

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/24/00528 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:

Location Plan - Received 11 July 2024
Proposed Block Plan - Received 11 July 2024
Proposed Parking Plan - Received 15 July 2024
Existing and Proposed Floor Plans and Elevations - Drawing No. 8119.24 REV A - Received 11 July 2024

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.
- 4 The development and accommodation hereby permitted shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site as shown on the submitted Parking Plan Received 15 July 2024 and thereafter all of those spaces shall be 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.