



Town and Country Planning Act 1990

Planning Appeal Under Section 78

28 Gladys Avenue, Waterlooville, PO8 8HT

Appellant's Written Representations Statement of Case

Appellant: Mr B McLachlan

Local Planning Authority: Havant Borough Council

LPA Reference: APP/24/00773

January 2025



Contents

1.0	Introduction	2
2.0	The Appeal Site and Surroundings	3
3.0	The Proposal	13
4.0	Relevant Planning History.....	15
5.0	Relevant Planning Policies & Other Material Considerations.....	17
6.0	The case for the Appellant	18
7.0	Summary & Conclusions	21
Appendix 1: E-mail from case officer dated 14 th November 2024		22
Appendix 2: Plans and Decision Notice for planning permission APP/24/00108		23
Appendix 3: Plans and Decision Notice for planning permission APP/23/00331		24
Appendix 4: Plans and Decision Notice for planning permission APP/19/00859		25



1.0 Introduction

- 1.1 The author of this statement is a chartered town planner with over 20 years of experience and a pay-per-case Planning Inspector. In the interests of transparency and impartiality, it is requested that this appeal is allocated to a salaried Planning Inspector.
- 1.2 This statement describes the appeal site and surroundings, provides a overview of the proposals and a summary of planning policy prior to making the case for appellant. A brief summary of the case is provided at the end of this document.

2.0 The Appeal Site and Surroundings

Appeal Site

- 2.1 The appeal site is situated on Gladys Avenue, a residential street within Waterlooville approximately 2.2km to the north east of the town centre. The application property comprises a four bedroom semi-detached house. The appeal property and adjoining house (no. 26) have been altered and extended over the years and now occupy the full width of the plot. Both properties are now double fronted but have differing roof and window arrangements and are no longer a symmetrical pair. The appeal property (No. 28) has two storey side extension that is stepped back slightly from the main elevation. The hipped roof is also correspondingly stepped back and stepped down. It is understood that this arrangement is the result of officer intervention during the course of the planning application. No. 26 has a single continuous roof form and extension that runs flush with the original dwelling.
- 2.2 Both properties also feature differing front porches. The appeal property has a projecting porch with a hipped canopy roof that oversails the ground floor bay window. The adjacent property has a full width lean to porch with central gable feature. Photos of the front and rear elevations of the appeal property can be found below and overleaf.



Figure 1: Front elevation of 28 Gladys Avenue – the appeal property



Figure 2: Rear elevation of 28 Gladys Avenue

Character and appearance of surrounding area

- 2.3 The area immediately surrounding the appeal property is characterised by a highly varied streetscene. For the purposes of this statement this area has been broadly defined by the blue line shown on the annotated aerial photograph below and includes those properties which front the blue line. It is requested that the Inspector walk the blue line during their site visit to gain an appreciation of the character of the area.

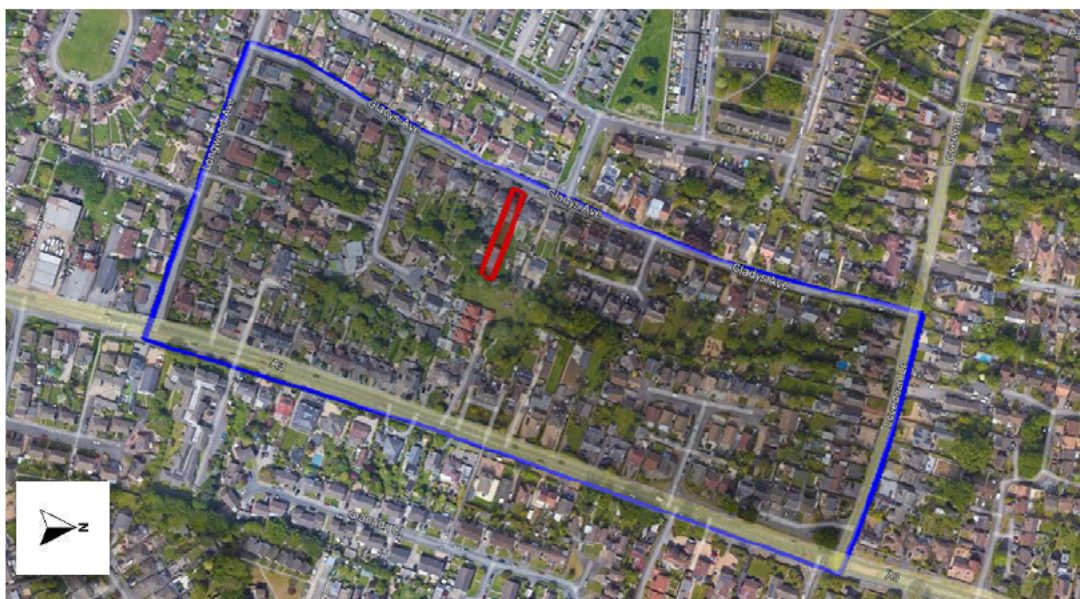


Figure 3: Appeal site in red and immediately surrounding area in blue

2.4 Historic mapping confirms that the basic street structure for the area and the majority of dwellings were constructed somewhere between 1907 and 1930¹. During the intervening period there have been numerous additional developments 'in depth' that have interrupted the original street structure including Gladys Avenue, Dorrita Avenue, Willow Mews, Kendal Close and Bowers Close. Each new development has introduced new styles of dwellings of different sizes and forms. The remaining original dwellings have been substantially extended and altered over the years. The end result is a lively assortment of houses of considerable variety. Notable characteristics of the area include;

- a prevalence of large dormer windows and roof conversions;
- many examples of obscure, improvised and unbalanced roof forms;
- dwellings sometimes with significant massing in relation to their immediate neighbours

2.5 Examples of these are shown in the photographs below and overleaf:

Dormer Windows



Figure 4: The rear of no. 36 and 38 Gladys Avenue showing full width rear dormers

¹ O.S. six inch series, National Library of Scotland, Historic Mapping



Figure 5: Example of full width dormers front and rear



Figure 6: A small selection of other full width dormers in the immediate area

Unbalanced Roof forms



Figure 7: Dwelling with hipped roof on one side and gable end on the other



Figure 8: Dwelling with gable end and half hip on Gladys Avenue



Figure 9: A further example of hipped and gable ended roof



Figure 10: Gable ended and flat roof



Figure 11: Eclectic roof form with large full width dormer to the rear



Figure 12: Example of half hip / half gable roof form just outside of the immediate area on Longwood Avenue

Dwellings with significant massing



Figure 13: Large three storey dwelling in raised position



Figure 14: Dwellings both with dormers, facing each other in close proximity



Figure 15: Substantial dwelling in close proximity to lower dwellings



Figure 16: Taller gable end property facing lower gable end property at 90 degrees

Summary of character and appearance

- 2.6 The area surrounding the appeal site is not a pristine example of an interwar residential neighbourhood, it is a diverse residential neighbourhood consisting of predominantly family



homes. The area has been subject to significant change over the course of the 20th and 21st centuries as properties have been extended, adapted and replaced to meet the evolving needs of the families who live there. The evolving nature of the neighbourhood is reflected in the varied and eclectic nature of built form, improvised extensions and quirky roof forms. The area is not considered particularly sensitive to change, the neighbourhood is robust and evidently capable of accepting new forms, elements and buildings without harm.

3.0 The Proposal

- 3.1 The proposal is to create a new master bedroom within the loft space of the appeal property with an associated ensuite shower room. This will involve the creation new flat roof dormer window on the rear elevation and the conversion of the existing hipped roof to a gable end to maximise available floorspace. The existing and proposed rear elevations are shown below for ease of reference.



Figure 17: Existing and proposed rear elevation

- 3.1 The proposed dormer will include three east facing rear windows, will have a flat roof and will sit just below ridge level. The dormer will be finished in black cedar weatherboard. Whilst the overall appearance will be similar to other dormer windows found elsewhere within the immediate area (see figures 4 and 14, pages 4 and 10), the proposal will utilise higher quality materials than those found nearby. No new first floor or second floor windows are proposed on the northern elevation, three new skylights are proposed in the western (front elevation). The proposed existing and proposed front elevations are shown below.



Figure 18: Existing and proposed front elevation

4.0 Relevant Planning History

Planning application history relating to the application site

- 4.1 There are two applications of relevance relating to 28 Gladys Avenue. Application APP/14/00471 and application APP/24/00773 (the appeal proposal).

Application APP/14/00471

- 4.2 Application APP/14/00471 was for the erection of a first floor side extension. This created the current garage, the room above it and extended the roof space. The application was submitted on 6th May 2014. During the application, the scheme was amended following officer concerns over the potential terracing impact. The final approved design set the roof down by 200mm from the main ridge instead of being level with the original house. The application was approved under delegated powers on 18th June 2014.

Application APP/24/00773 (The Appeal Scheme)

- 4.3 The application was validated on the 8th October 2024 under reference APP/24/00773 and appointed to case officer Jennie Fox.
- 4.4 During the course of the application concerns were raised by the case officer about the bulk of the proposed roof as a result of its proposed conversion from hipped to gable end. The case officer described the proposal as giving *'rise to an overdeveloped roof with an unacceptable bulk and massing and result in an incongruous appearance with its immediate neighbours'*, see email at **Appendix 1**. Some concerns were also raised about the number of parking spaces shown.
- 4.5 Revised plans were submitted to clarify the parking arrangements but the officer's concerns were not addressed because it was considered they were unjustified and the resulting alterations would have reduced the available space to such an extent it would have rendered the extension not worth doing. The application was refused under delegated powers on 3rd December 2024.
- 4.6 The decision notice cited a single reason for refusal, repeated overleaf

'1. The proposed roof alterations would by reason of their design, prominence and size result in an overdeveloped roof form with unacceptable bulk and massing that would be out of character with the existing area and would detract from the appearance of the dwelling and visual amenities of the nearby streetscene. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide SPD 2011, and the National Planning Policy Framework.'

Relevant planning applications relating to other sites

- 4.7 There are many examples of similar proposals within Havant Borough that have been granted planning consent within recent years. Three examples are set out below.

Application APP/24/00108 – 48 Alten Road, Waterlooville

- 4.8 Application APP/24/00108 proposed a 'hip to gable loft conversion with front and rear dormers and installation of first floor window on east elevation'. The alterations included two substantial dormers and conversion to a full gable end of a semi-detached property. The application was approved under delegated powers on 24th May 2025. A copy of the decision notice and existing and approved elevations can be found at **Appendix 2**.

Application APP/23/00331 – 48 Brooklands Road, Havant

- 4.9 Application APP/23/00331 proposed a 'Loft conversion comprising of front dormer and hip to gable roof extension'. The alterations involved the erection of a full width dormer and the replacement of a shallow hipped roof with a gable end. The application was approved under delegated powers on 3rd August 2023. A copy of the decision notice and existing and approved elevations can be found at **Appendix 3**.

Application APP/19/00859 – 44A London Road

- 4.10 Application APP/19/00859 proposed a 'Two storey side extension with hip to gable roof incorporating loft conversion with rear dormer, and single storey rear extension'. The dormer and hip conversion proposed was at second floor level, similar to the appeal property. The application was approved under delegated powers on 25th November 2019. A copy of the decision notice and existing and approved elevations can be found at **Appendix 4**.

5.0 Relevant Planning Policies & Other Material Considerations

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act, 2004 requires that in making any determination under the Planning Acts, Local Authorities shall make the determination in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

5.2 Similarly Section 70 (2) of the Town and Country Planning Act (1990) states that in dealing with planning applications the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

Development Plan

5.3 The Development Plan for Havant Borough Council currently comprises:

- Havant Borough Core Strategy (March 2011), and
- Havant Borough Local Plan (Allocations).

5.4 In this instance the policy of greatest relevance is Core Strategy Policy CS16 which states that planning permission will be granted for development that is designed to a high standard. CS16 requires development to respond to, draw inspiration from and respect local context and produce a positive relationships between buildings, street and spaces.

Material Considerations

5.5 The most relevant material considerations in this instance are:

- Havant Borough Design Guide SPD (2011), and
- Section 12 of the National Planning Policy Framework (Framework) – 2024.

5.6 It should be noted that since the decision was issued for the appeal proposals on 3rd December 2024 a new version of the Framework has been released. The differences between the new version and previous version, as far as relevant to this appeal are not considered significant.

6.0 The case for the Appellant

- 6.1 The single reason for refusal alleges harm to both appearance and character as a result of the design, prominence and the size of the proposals. The component parts of the reason for refusal are discussed below.

Design

- 6.2 The design of the proposed loft conversion is conventional and reflective of other loft conversions in the local area and elsewhere within the Borough. A conventional dormer window is proposed on the rear elevation occupying most of the width of the roof, similar to those found to the rear of no.s 36 and 38 Gladys Avenue (See Figure 4, Page 5). The dormer will have a flat roof and three windows aligned with those below. The dormer will sit 150mm below ridge level and will be finished in Black Cedral Weatherboard which will give the dormer a neat and modern appearance. To obtain the necessary roof space, it will be necessary convert the current hipped roof to a gable end. Whilst the gable end will differ from the hipped roof form, the area is characterised by a large variety of contrasting roof forms. The design is entirely in keeping with the local area. Photographs of properties with both hips and gables can be found on pages 7-9 and details of planning consents can be found on page 15.

Prominence

- 6.3 The appeal proposals will not appear unduly prominent. The rear dormer will not be visible from the street scene at all, and from the rear of the property it will only be visible in the context of other full width dormer windows. The conversion of the house to a gable end will not be an alien feature within the local area. The roof form will contrast with the adjacent roof form, but will not be prominent to the extent that it would be harmful.

Size

- 6.4 The size of the proposed dormer is comparable to other dormers on Gladys Avenue and elsewhere within the local area. Whilst the roof will gain some additional volume through its conversion to a gable end, it will not increase the dwelling any further in terms of length width and overall height. As such the proposal will not appear disproportionately large in comparison to the appeal property or other properties in the locality. The proposal will not appear 'overdeveloped'.

Bulk and Massing

- 6.5 The bulk and massing of the proposed roof will increase with the proposed increase in volume, but not to an 'unacceptable' degree. Despite there being numerous examples of houses having both front and rear dormer windows locally, only a single rear dormer is proposed in this instance, limiting the overall bulk of the proposal.

Effect on dwelling

- 6.6 The dwelling has already been significantly altered in the past, no harm will come from the addition of the proposed rear dormer or gable end roof. The attractive porchway and bay window will be retained, and the use of attractive modern materials will give the dormer window a clean and modern appearance.

Effect on streetscene

- 6.7 Given the diverse character of the local area, the overall effect on the streetscene will be barely noticeable. The rear dormer will not be visible from the street frontage. Whilst the gable end will be apparent, it will not appear out of place.

Assessment

- 6.8 The case officer's report demonstrates only a cursory understanding of the character of the area, simply making reference to a '*mix of detached single storey dwellings and semi-detached pairs of two-storey dwellings in a variety of materials*'. No reference has been made to the predominance of dormer windows nearby or their characteristics. Similarly, no mention is made of the variety of roof forms and resulting patchwork quilt of architectural styles in the local area. Had this assessment been undertaken, it would have been impossible for the officer to conclude that the proposals were harmful.
- 6.9 In this case the officer's reasoning appears to have been hampered and distorted by conclusions reached on an earlier application for the two-storey side extension (ref APP/14/00471). That application was amended to set the ridge down by 200mm and front elevation back by 500mm to overcome the 'potential terracing impact'. Whilst it is unclear precisely what the nature of the potential 'impact' was, the perceived need to maintain the 200mm step down appears to have been the decisive factor that resulted in appeal scheme being refused. Please see extract from e-mail received from case officer dated 14/11/2024, below.

'On looking at the history of this site, the roof you are proposing to gable was part of a first floor side extension approved under APP/14/00471, and was amended following officer concerns over the potential terracing impact to set the roof down by 200mm from the main ridge instead of being level with the original house. In light of this, the proposal to raise the ridge and convert the hip to a gable would, unfortunately, not be acceptable...'

- 6.10 The e-mail suggests that the case officer considered there to be a direct and unavoidable correlation between the need to support the conclusions of the previous case officer and the decision to refuse the appeal scheme. A full copy of the e-mail can be found at **Appendix 1**.
- 6.11 Instead of relying on the conclusions of a ten-year-old planning decision, the case officer should have undertaken an independent and more thorough planning assessment for the proposals put forward.
- 6.12 Our assessment concludes that the local surrounding area has a diverse and varied character, and, as a consequence, is capable of accepting the proposed changes without harm occurring. Despite the appeal scheme introducing changes to the house and street scene, these are not considered to be harmful. The size, style and nature of the proposed rear dormer and gable roof are entirely consistent with those found elsewhere in the area. The proposed relationship between the appeal dwelling, its immediate neighbour and the wider streetscene is considered to be acceptable.

Policy Assessment

- 6.13 This statement demonstrates that the proposed development respects local context and that it will maintain a positive relationship between buildings in accordance with Local Plan Policy CS16. The proposals also accord with the guidance provided in the Havant Borough Design Guide SPD. The proposed dormer window will sit back from the front line of the wall below and slightly below the ridge line. The proposed windows will be slightly smaller than those situated below it.



7.0 Summary & Conclusions

- 7.1 The local area surrounding the appeal property has a robust and diverse character that is capable of accepting changes without harm. The proposed rear dormer and hip to gable conversion are not alien features and would be entirely in keeping with this character and would not harm the appearance of the host dwelling. The proposed development would accord with Local Plan Policy CS16 and the adopted Havant Borough Council Design Guide SPD.
- 7.2 In light of the above, we respectfully request the appeal is allowed.

Appendix 1: E-mail from case officer dated 14th November 2024

----- Forwarded message -----

From: [REDACTED]
Date: Thu, 14 Nov 2024 at 09:05
Subject: APP/24/00773 - 28 Gladys Avenue
To: Danny Manns [REDACTED]

Dear Danny,

On looking at the history of this site, the roof you are proposing to gable was part of a first floor side extension approved under APP/14/00471, and was amended following officer concerns over the potential terracing impact to set the roof down by 200mm from the main ridge instead of being level with the original house. In light of this, the proposal to raise the ridge and convert the hip to a gable would, unfortunately, not be acceptable, as it would give rise to an overdeveloped roof with an unacceptable bulk and massing and result in an incongruous appearance with its immediate neighbours.

This would also mean the width of the proposed dormer would need to be reduced so that it would not protrude beyond the ridgeline, however the loft conversion itself with a reduced dormer is likely to be acceptable in principle.

If you were minded to revise the scheme, we would need confirmation of what colour cedar weatherboarding the applicants wish to use.

The previous application also conditioned the retention of 3 parking spaces, however the block plan we have received is not at the 1:500 scale indicated so we would need an updated version of this. I note that on the 2014 application the parking plan shows a car in front of the garage, which was considered acceptable, so there should be enough room to show one additional vehicle on the driveway in front of the bay window.

Please let me know how you wish to proceed.

Kind regards,

Jennie Fox
Planning Officer | [REDACTED]
Development Management
Planning Services
Havant Borough Council, Public Service Plaza, Havant, PO9 2AX
Working pattern: Monday – Friday

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**Appendix 2: Plans and Decision Notice for planning permission
APP/24/00108**

Mr Trute
JAT-Surv Ltd
19 Preston Grove
Faversham
ME13 8JZ

For: Mr Nicholls

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/24/00108

Site Address: 48 Alten Road, Waterloooville, PO7 6DS

Proposal: Proposed hip to gable loft conversion with front and rear dormers and installation of first floor window on the east elevation.

Further to your application received on 09 February 2024 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

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, ELEVATIONS AND SECTION - PL02 - 24/0033
SITE LOCATION PLAN, EXISTING AND PROPOSED BLOCK PLANS - PL03 - 24/0033

Reason: To ensure provision of a satisfactory development.

Our Ref: APP/24/00108

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the roof extension hereby permitted the window in the first floor on the eastern elevation serving the landing shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) 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:

- You were updated about issues after the initial site visit.

- (5) Attention is drawn to the provisions of the Environment Act 2021, the Wildlife and Countryside Act 1981 as amended, the Conservation (of Habitats and Species) Regulations 2017, the Natural Environment and Rural Communities (NERC) Act 2006, and to other wildlife legislation (for example Protection of Badgers Act 1992, Wild Mammals Protection Act 1996).

It is an offence to kill or harm the following species, and to damage or disturb their breeding sites and resting places:

- Bats (all species)
- Badgers
- Hazel Dormouse
- Otter
- Water Vole
- Certain other mammal species
- Reptiles
- Great Crested Newt
- Wild bird species - active nests, eggs, young and adults
- Certain invertebrates
- Certain plant species

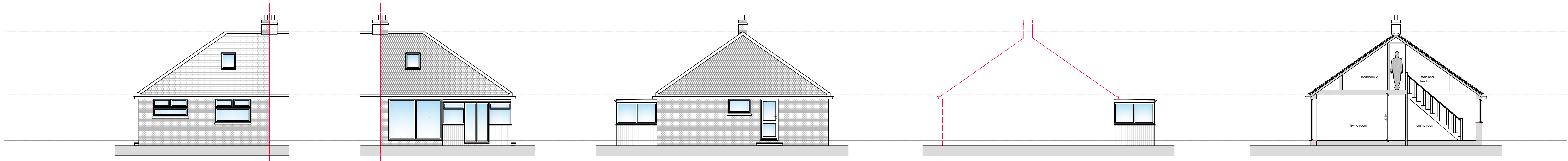
It is the legal responsibility of the applicant and their appointed agents to ascertain whether any protected or notable species are present on site, before works commence, and to ensure that offences are not committed. If such species are found or their presence is suspected, you must cease work immediately and obtain professional specialist advice before works recommence.

Licences may be required for proposals that would affect certain protected species or their habitat. Planning consent does not over-ride the need to obtain such licences.

Alex Robinson

Alex Robinson
Executive Head of Place

24 May 2024



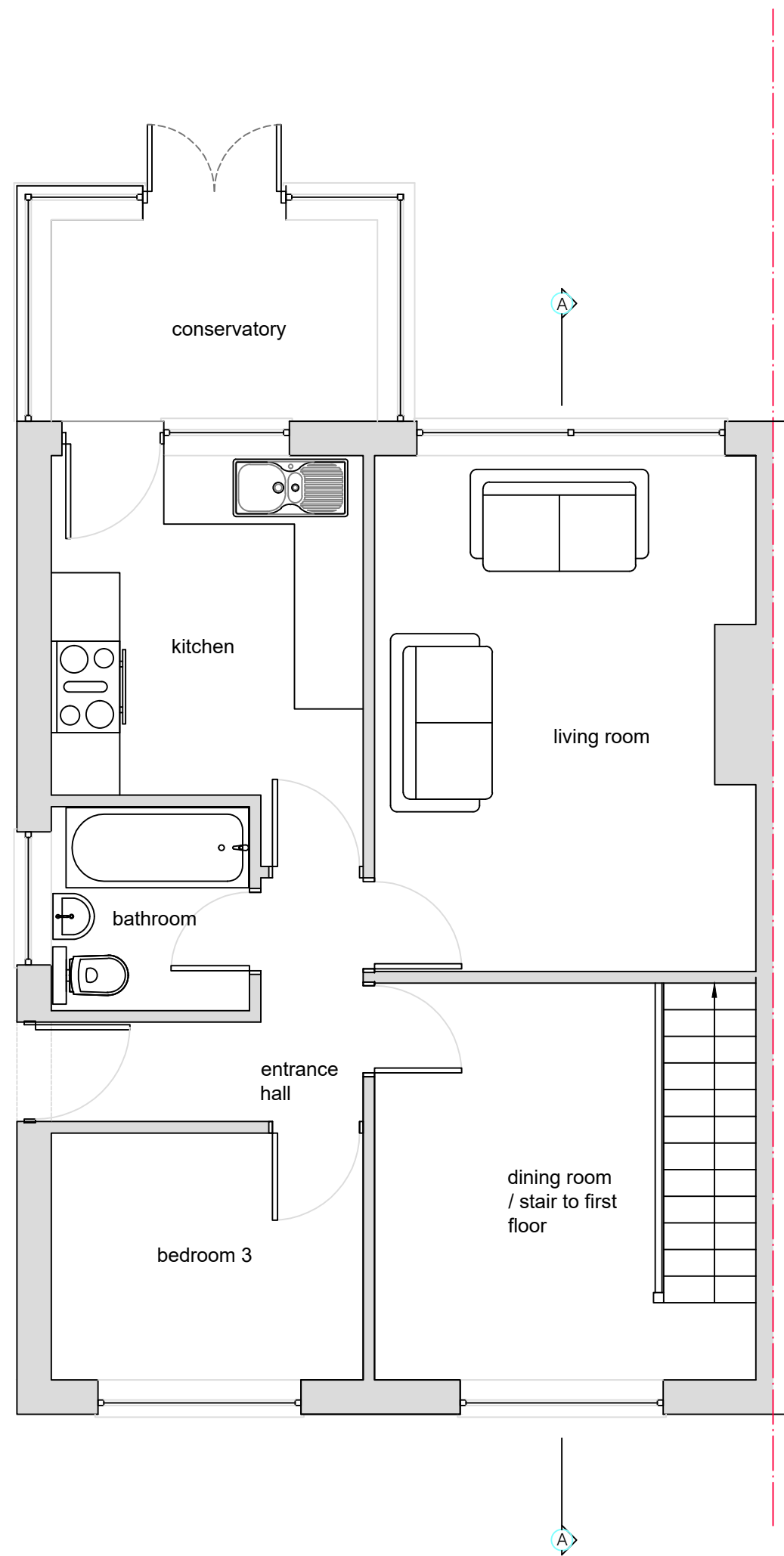
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Scale 1:100

02 Existing South Elevation
Scale 1:100

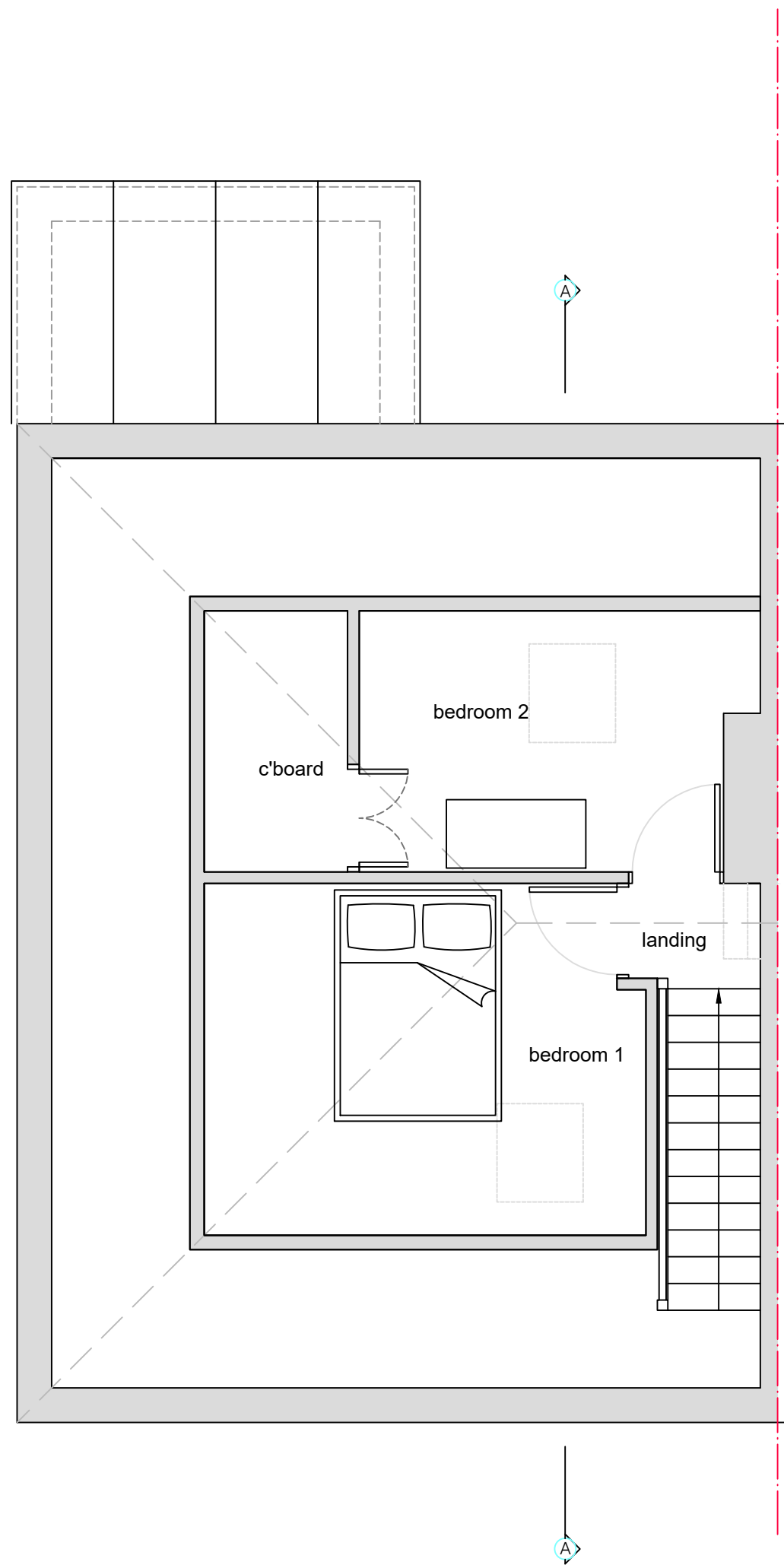
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Scale 1:100

04 Existing West Elevation
Scale 1:100

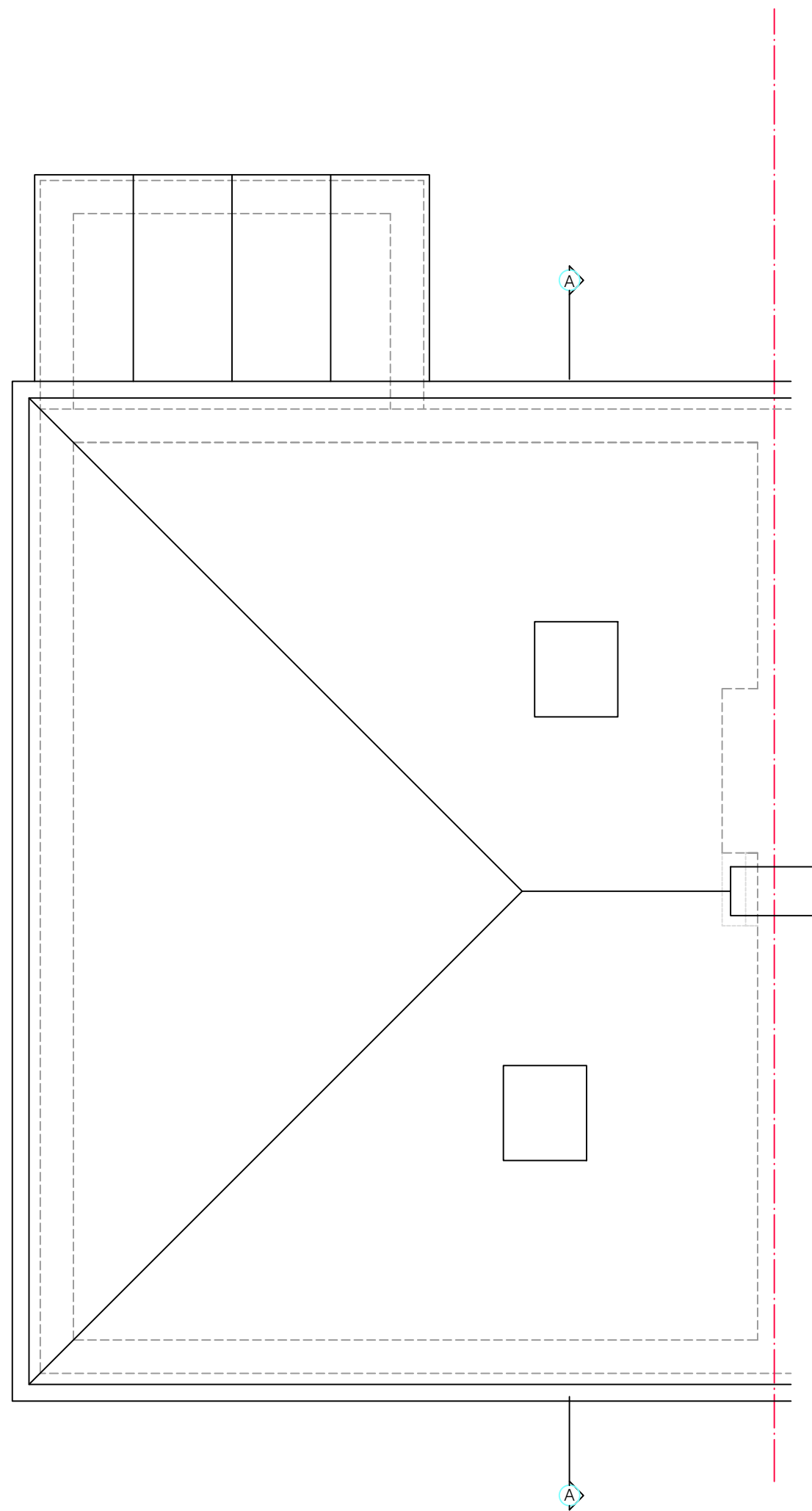
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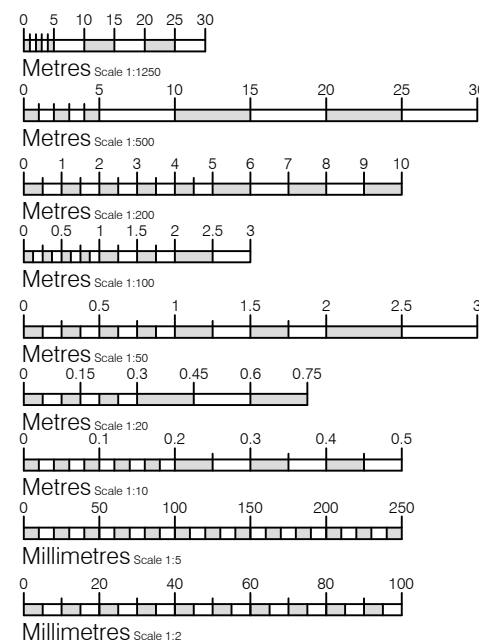
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07 Existing First Floor Plan
Scale 1:50



08 Existing Roof Plan
Scale 1:50



Notice
The responsibility for setting-out of site and buildings rest solely with the contractors
Drawings to be read in conjunction with Structural Engineers drawings
Report immediately to JAT-Surv Ltd any apparent discrepancies

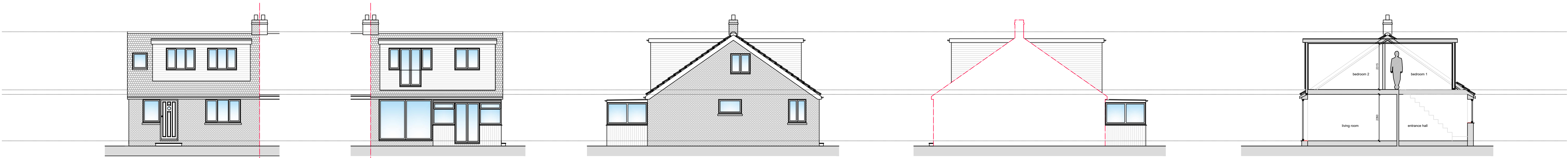
Rev Date Initial Notes
Client
Nicholls
Project
48 Alten Road, Waterloo, Hampshire, PO7 6DS

Drawing Title
Existing Floor Plans, Elevations and Section

Drawn	Paper Size	Scale	Date
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Project No.	Drawing No.	Rev	
24/0033	PL01	-	

JAT-Surv
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(w) www.JAT-Surv.com
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(t) 01795 536840



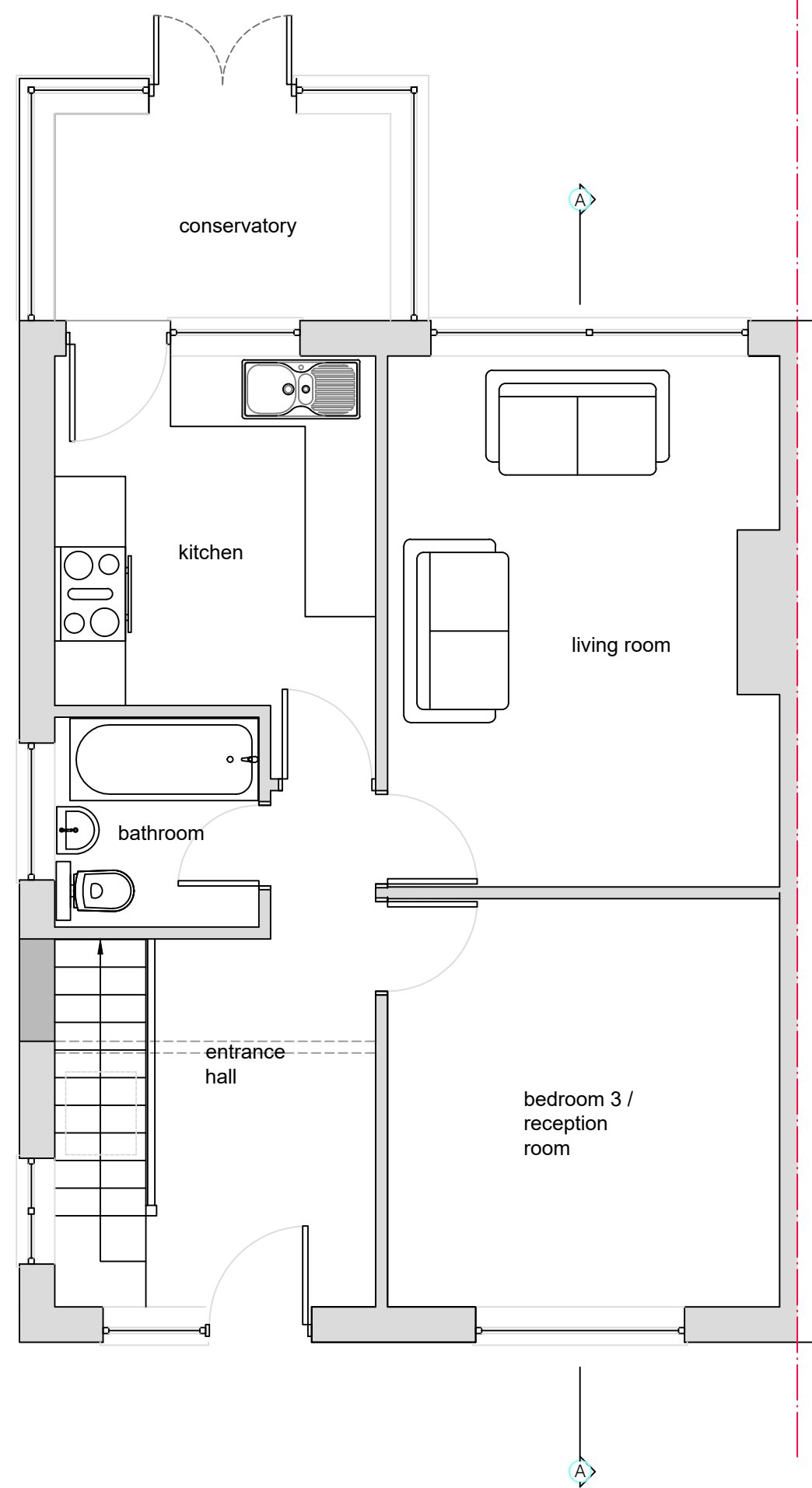
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Scale 1:100

02 Proposed South Elevation
Scale 1:100

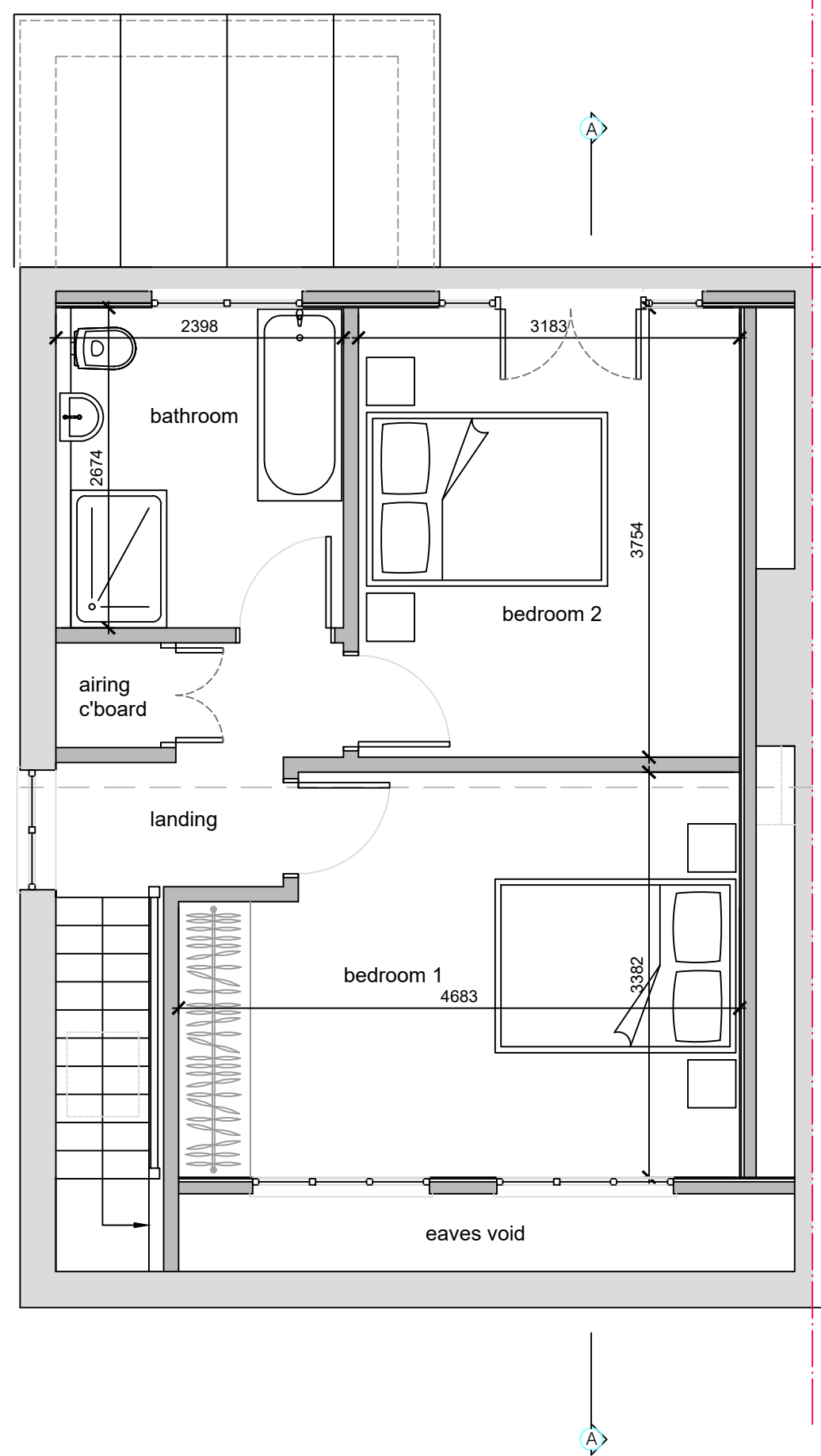
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04 Proposed West Elevation
Scale 1:100

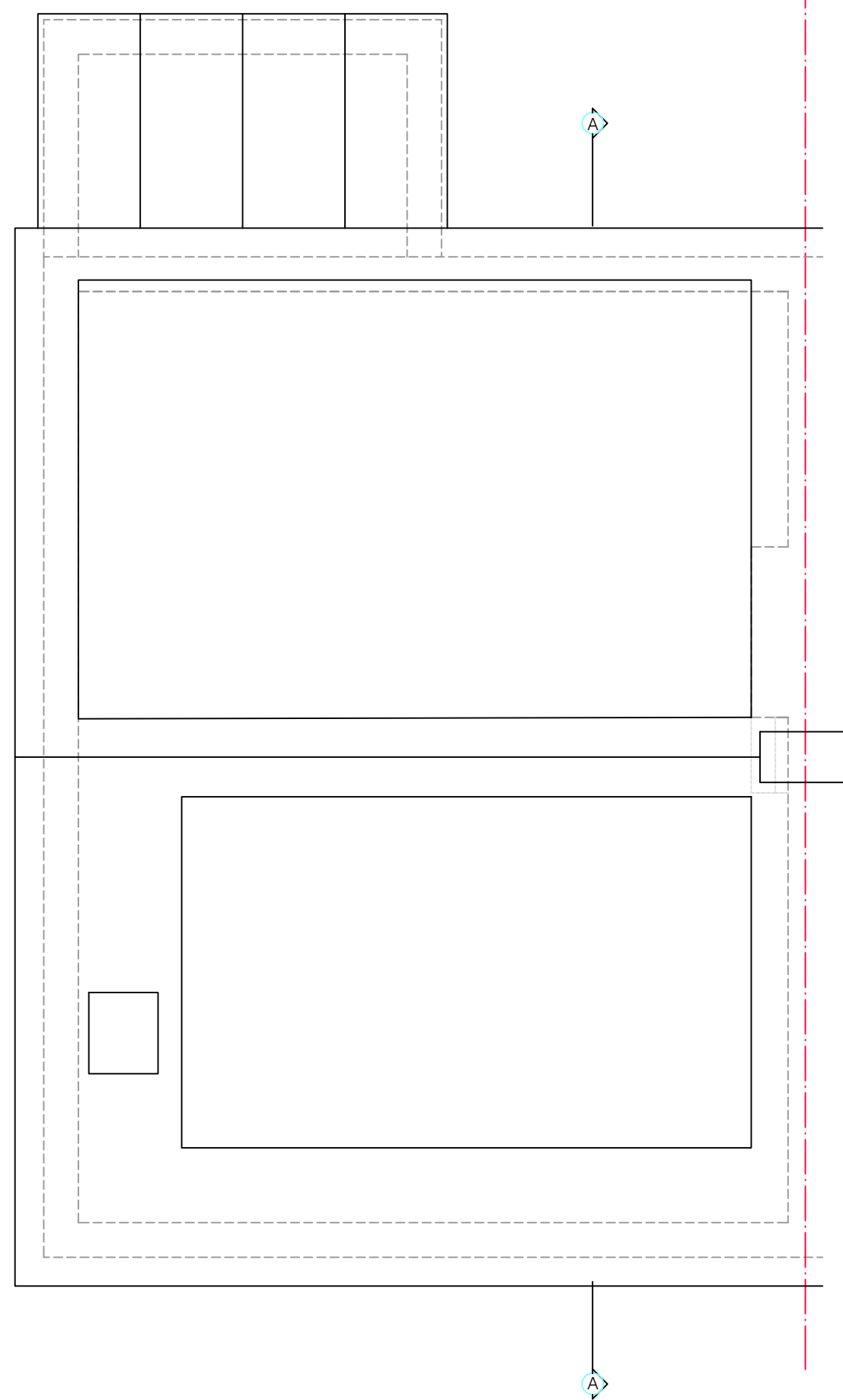
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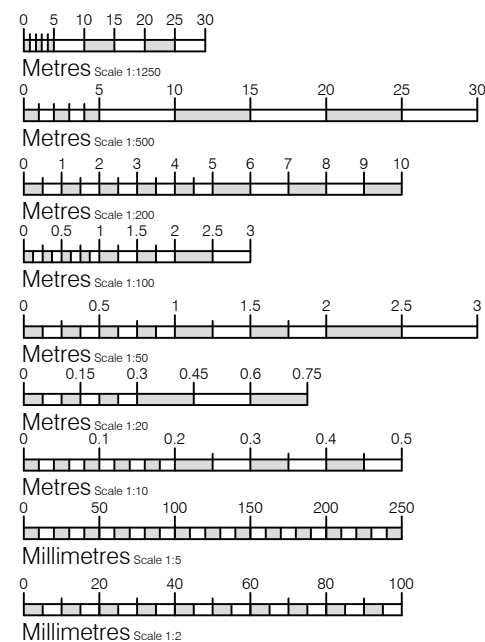
06 Proposed Ground Floor Plan
Scale 1:50



07 Proposed First Floor Plan
Scale 1:50



08 Proposed Roof Plan
Scale 1:50



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The responsibility for setting-out of site and buildings rest solely with the contractors
Drawings to be read in conjunction with Structural Engineers drawings
Report immediately to JAT-Surv Ltd any apparent discrepancies

Rev Date Initial Notes
Client
Nicholls
Project
48 Alten Road, Waterlooville, Hampshire, PO7 6DS

Drawing Title
Proposed Floor Plans, Elevations and Section

Drawn	Paper Size	Scale	Date
RT	A1	1:50 & 1:100	Jan 24
Project No.	Drawing No.	Rev	
24/0033	PL02	-	

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Architectural Services
& Building Surveying

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**Appendix 3: Plans and Decision Notice for planning permission
APP/23/00331**

Mr R Williams
JLRW Architecture
10 Lansdowne Avenue
Waterlooville
PO7 5BL

For: Mr J Steppens

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/23/00331

Site Address: 48 Brooklands Road, Havant, PO9 3NT

Proposal: Loft conversion comprising of front dormer and hip to gable roof extension.

Further to your application received on 11 April 2023 Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

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:

01 Aug 2023 22041_101_C EXISTING & PROPOSED PLANS
22041100 LOCATION AND BLOCK PLANS

Reason: To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extensions hereby permitted being first brought into use and shall be retained thereafter for their intended purpose. The hardsurfacing shall include a porous surface.

Reason: In the interests of highway safety and flood risk and having due regard to policies DM13 and CS15 of the Havant Borough Local Plan (Core Strategy) 2011 the Havant Borough Parking SPD and the National Planning Policy Framework.

- 4 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.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) 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:

- You were updated about issues after the initial site visit,
- Your application was acceptable as submitted and no further assistance

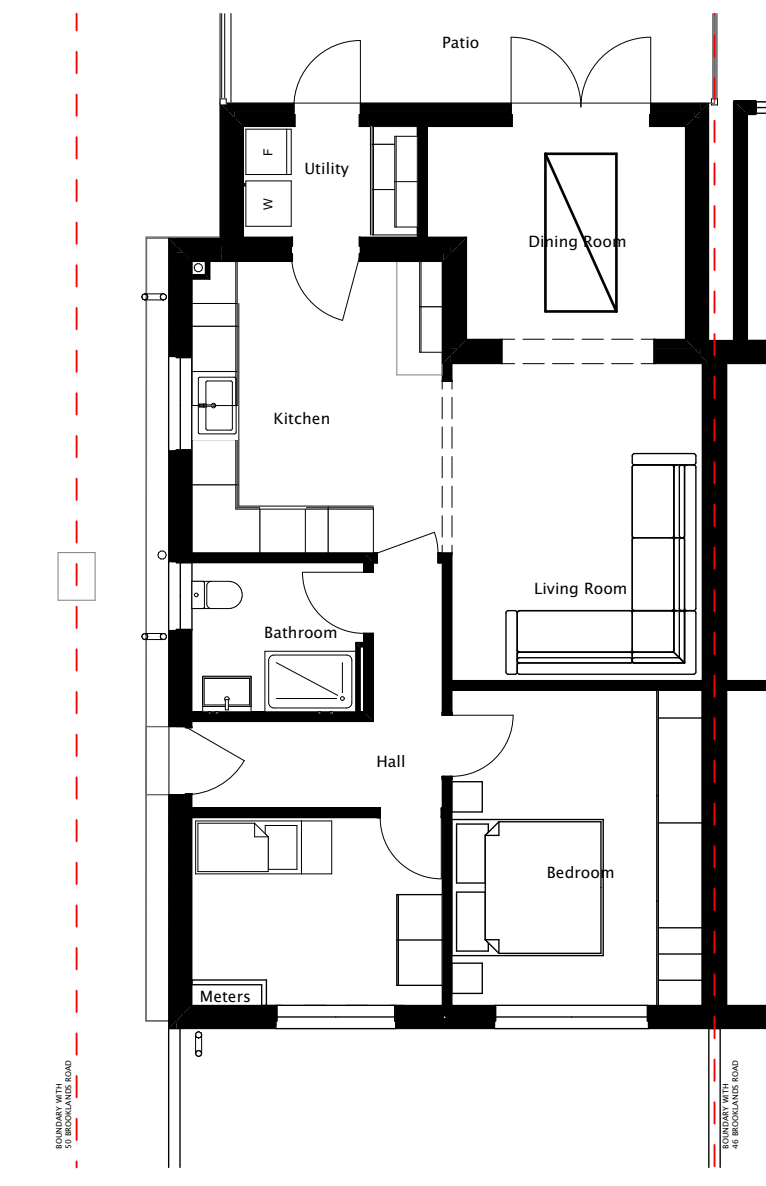
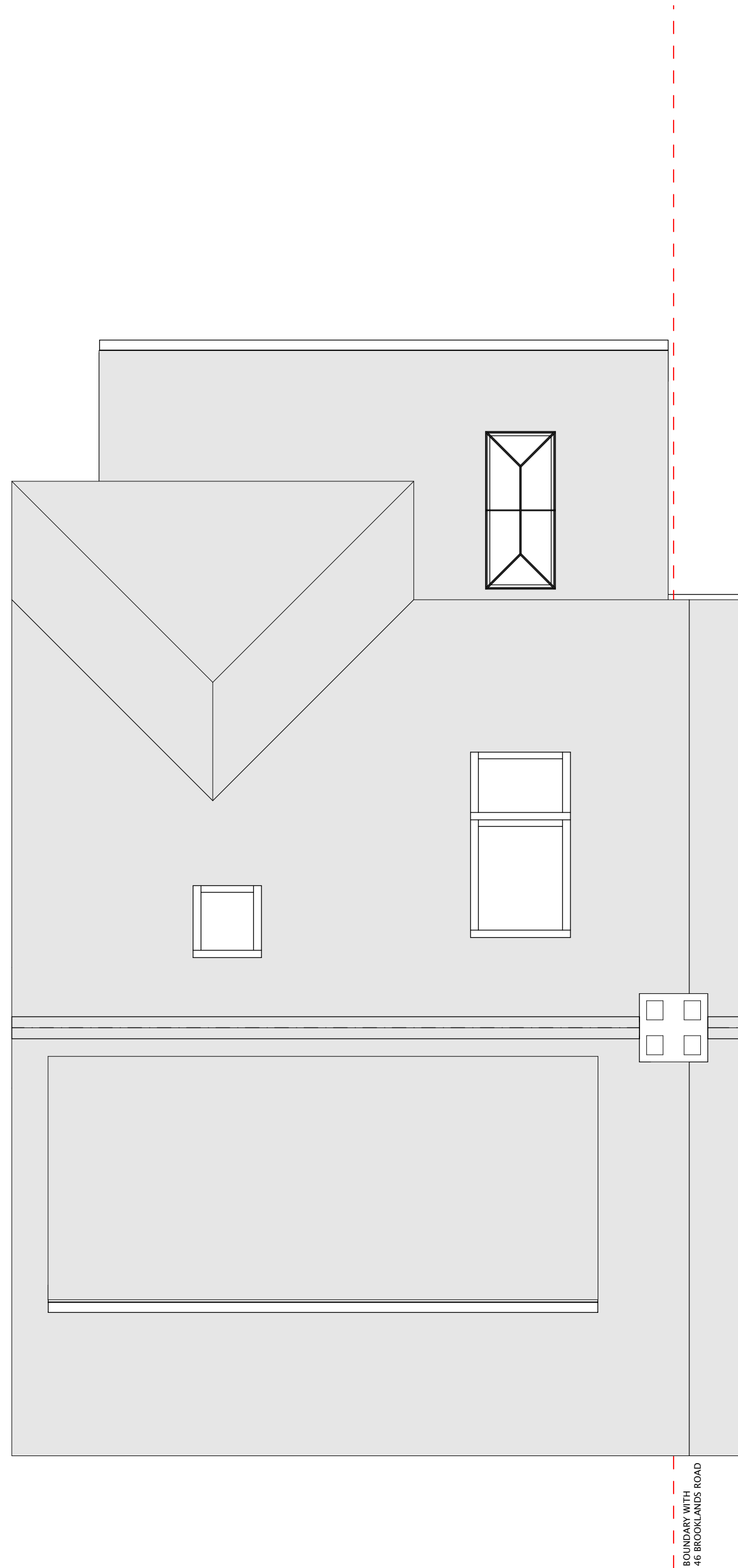
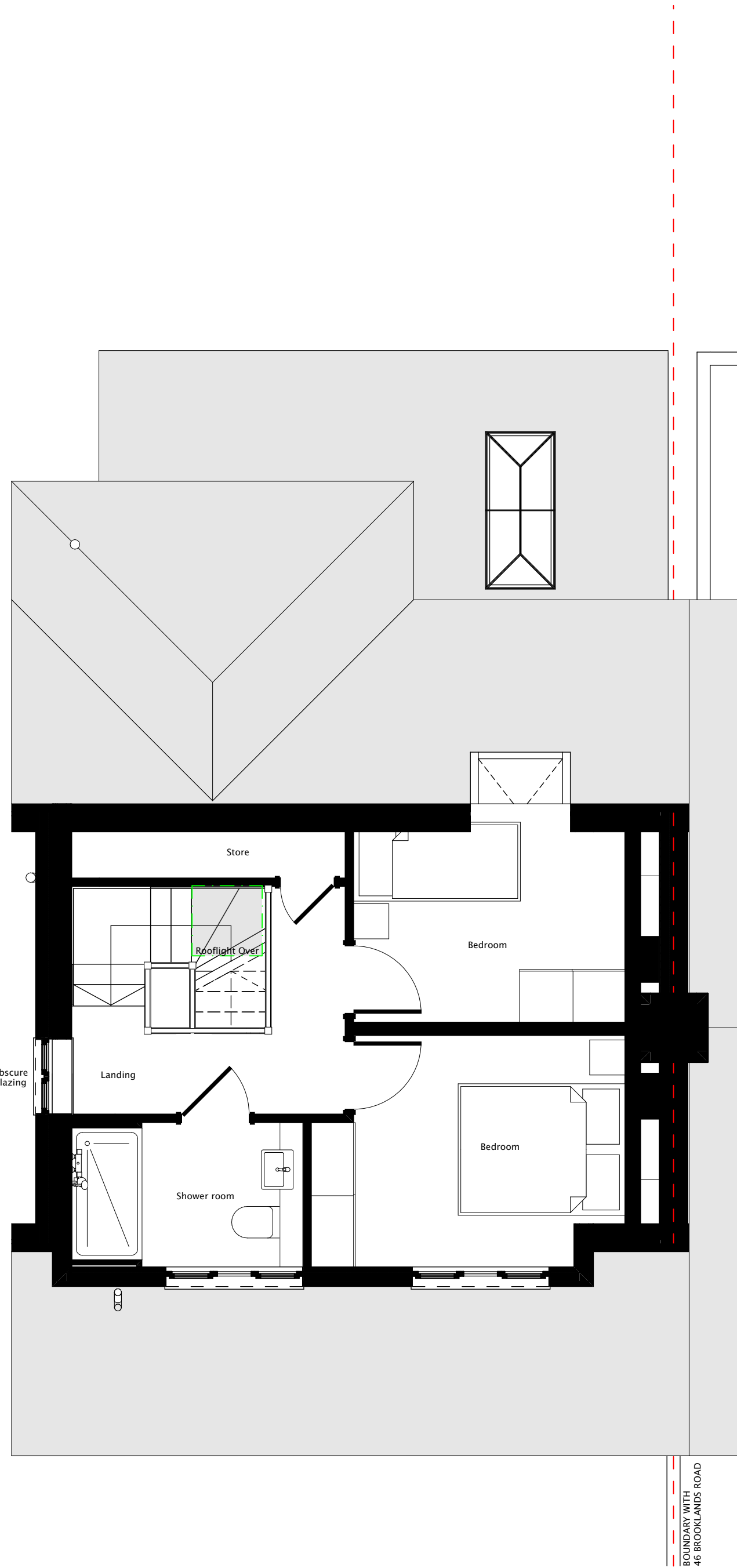
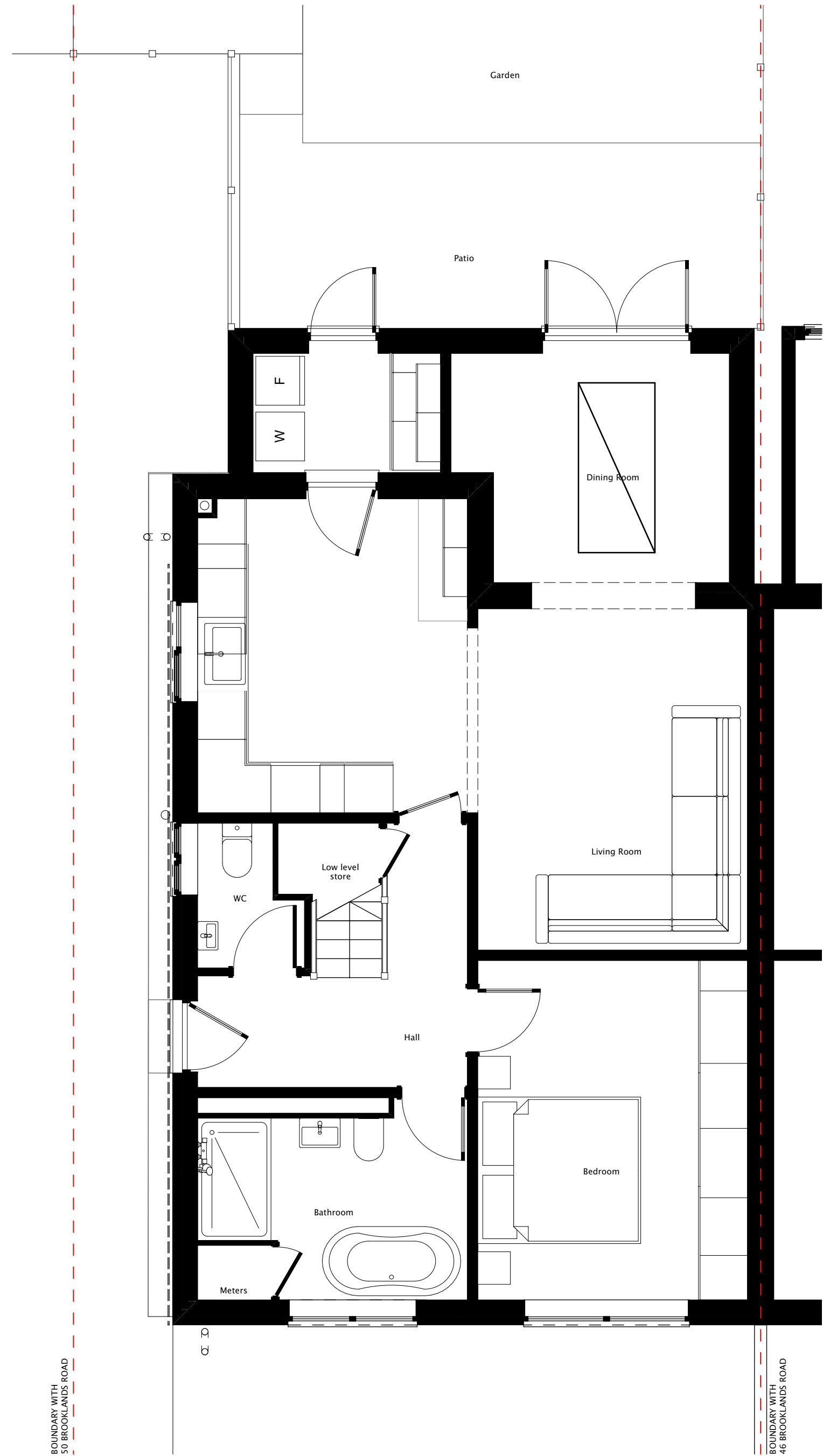
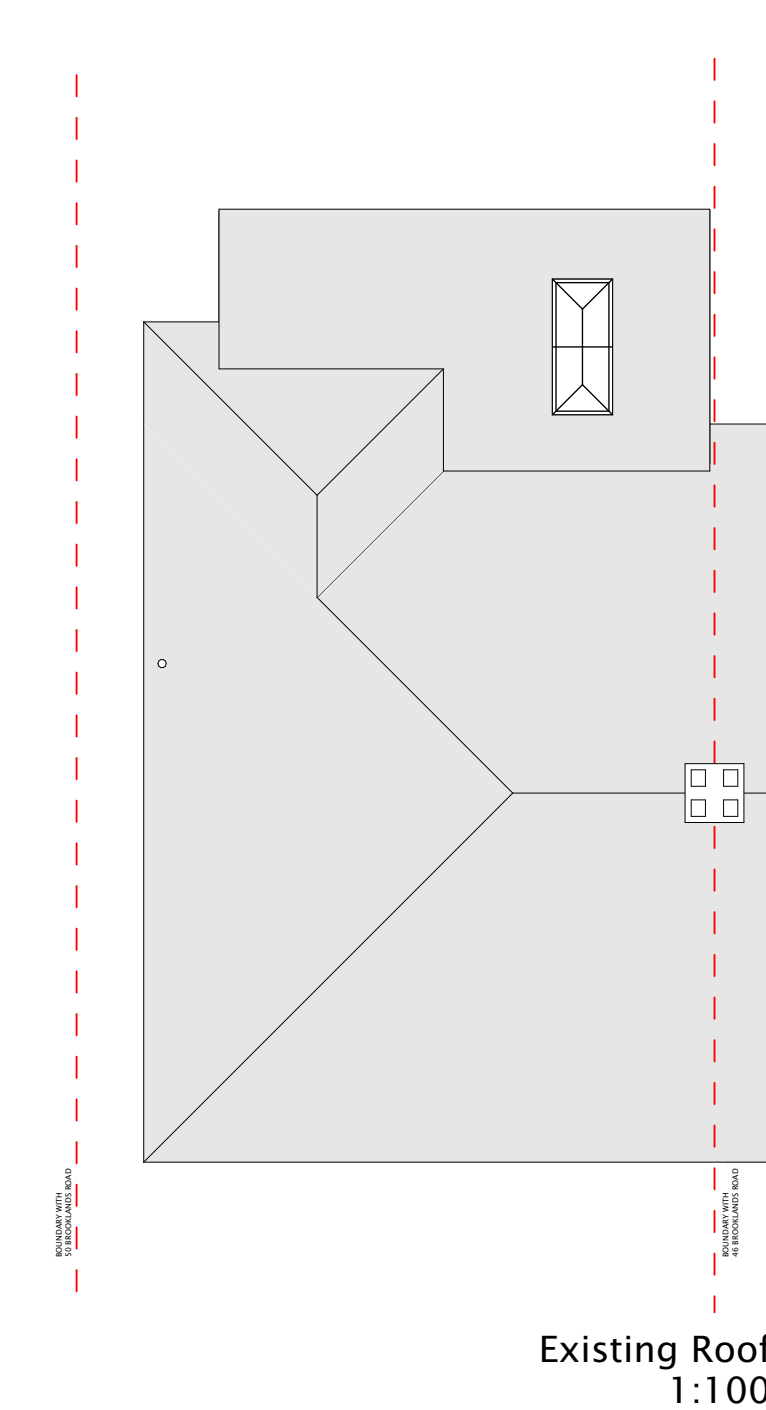
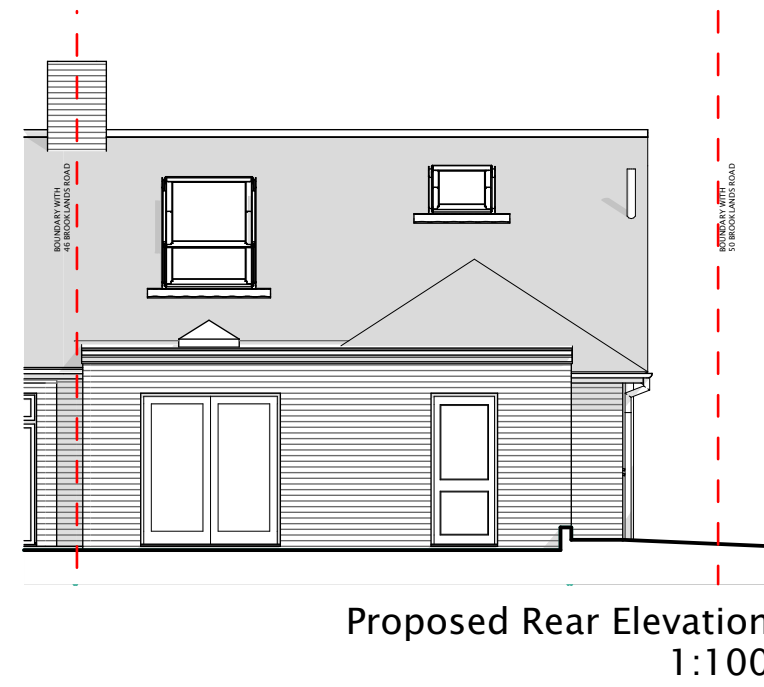
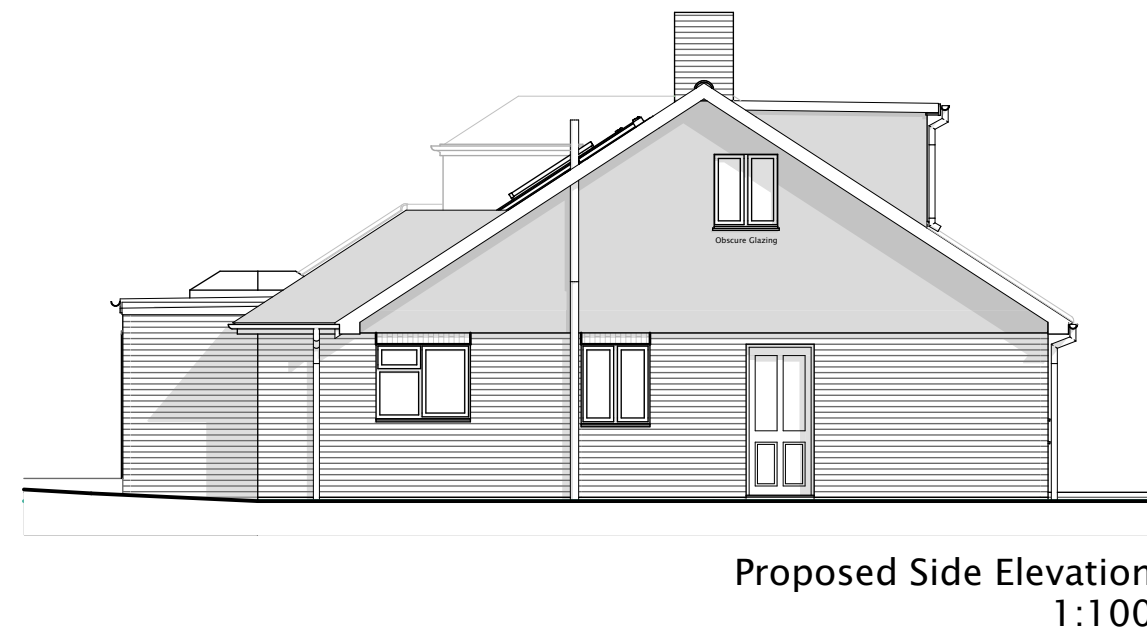
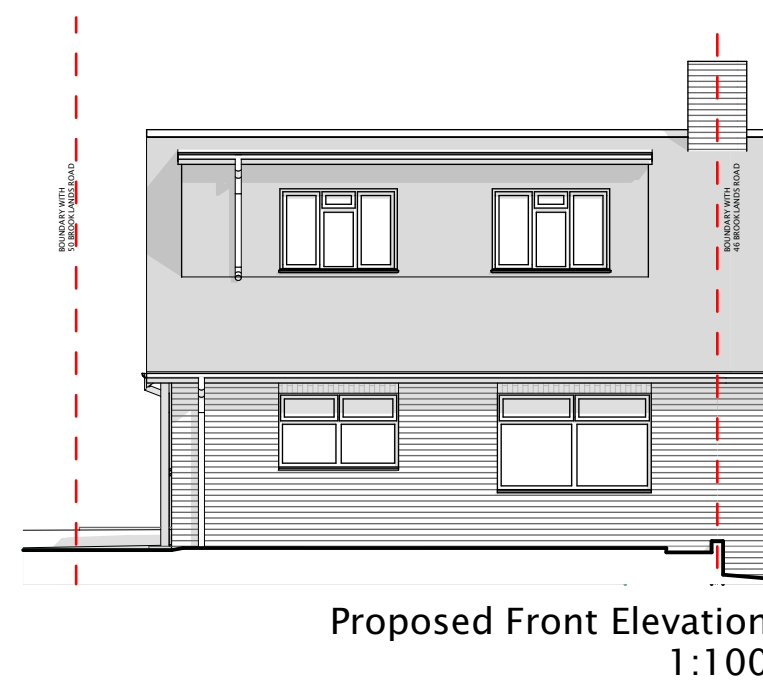
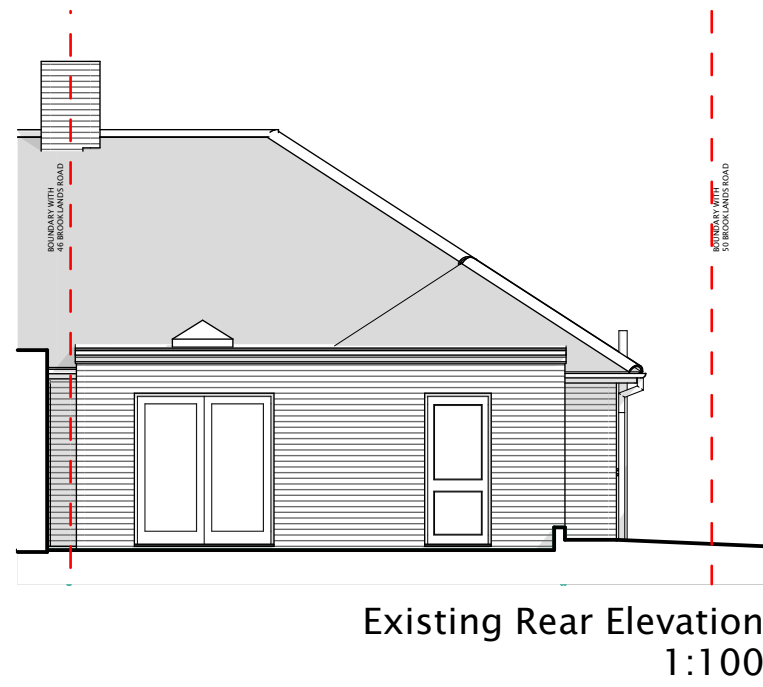
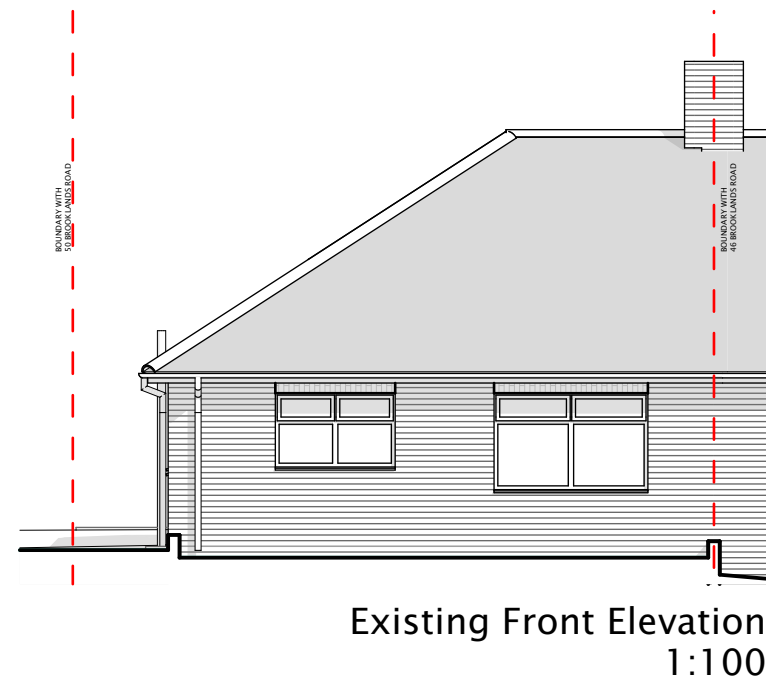
was required.

- (5) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.

Alex Robinson

Alex Robinson
Executive Head of Place

03 August 2023



Proposed Ground Floor
1:50

Proposed First Floor
1:50

Proposed Roof
1:50

Design information is work in progress and subject to detail development & Client approval. Accommodation schedules and figures provided are subject to amendments following coordinated input by others in the design team. Dimensions must be checked on site with any discrepancies reported to the Architect for confirmation prior to any construction. Castings should not be finalised until approval/confirmation by relevant authorities and Client. Any topographical / Ordnance Survey information visible has been prepared by a third party, no responsibility will be accepted for accuracy or completeness of the survey.

Rev	Date	Description
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C	11.07.23	Windows aligned on front elevation
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(c) JLRW Architecture 2023

SCALE 1:50
@A1 0 1000 2000 3000mm

SCALE 1:100
@A1 0 2000 4000 6000mm

CLIENT
J Steppens
PROJECT
48 BROOKLANDS
TITLE

DRAWN BY
RW
DATE
30.03.23
SCALE @A1
1:100, 1:50

jlrw
ARCHITECTURE
PLANNING
jlrw.co.uk

22041 101 C

Proposed Loft Conversion

**Appendix 4: Plans and Decision Notice for planning permission
APP/19/00859**

Mr C Flint
Chris Flint Associates Ltd
2 Emerald Close
Waterlooville
PO7 8NZ

For: Mr Ware

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/19/00859

Site Address: 44A London Road, Cowplain, Waterlooville, PO8 8EN

Proposal: Two storey side extension with hip to gable roof incorporating loft conversion with rear dormer, and single storey rear extension.

Further to your application received on 28 August 2019 (which was valid from 14 October 2019) Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

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 and Block Plan; Proposed Plans and Elevation Drawing Number CFA FULL 01 Rev 01
Parking Plan Drawing Number CFA FULL 01

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

Our Ref: APP/19/00859

- 4 All the windows in the side, south elevation of the extension hereby permitted, shall at all times be, and remain glazed entirely 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.
Reason: In the interests of the amenities of the occupiers of the adjacent dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans, including re-grading of land levels and retaining walls, to serve the development hereby permitted shall be implemented and made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
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.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (1) You are reminded of the need to keep the shared side access clear of parked vehicles and any blockages at all times, 24/7. You should discuss the practical arrangements for any building works, foundations and scaffolding with the commercial business to the rear, to reach a mutually convenient method of construction that does not block the access.
- (2) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:
Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00.
This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance
- (3) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you

enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.
This is in order to protect the occupants of nearby residential properties from smoke pollution.

- (4) 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:

- You were updated about issues after the initial site visit, amended plans sought and forthcoming, making your proposal acceptable.

Simon Jenkins

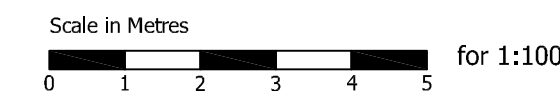
Simon Jenkins
Interim Director of Regeneration and Place

25 November 2019

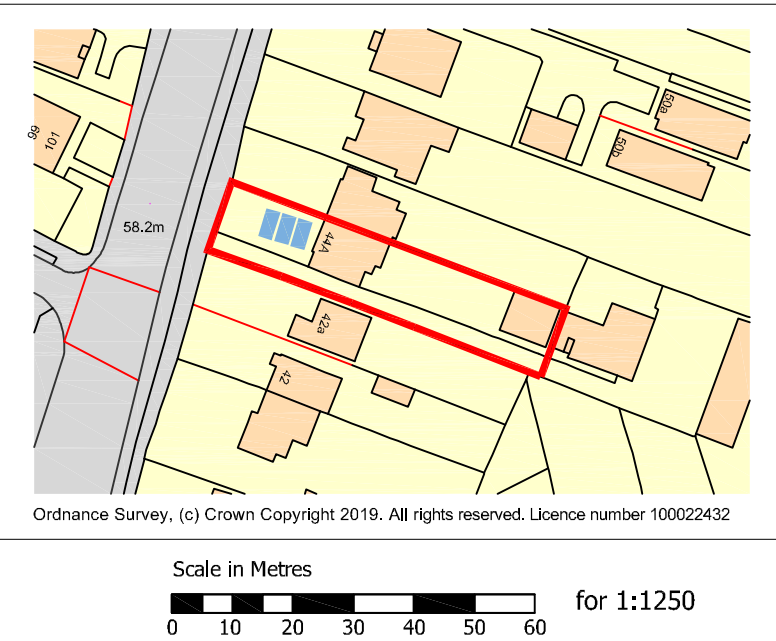
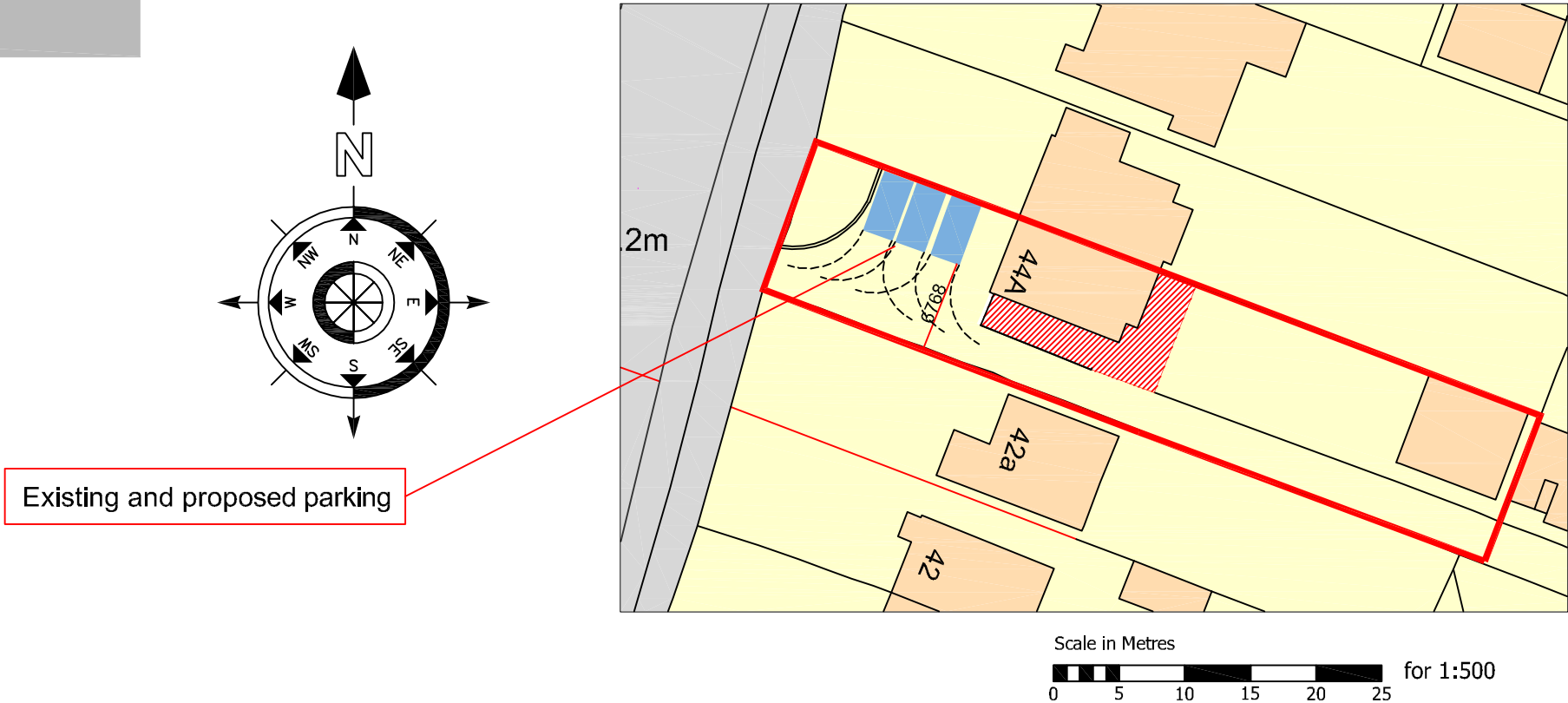
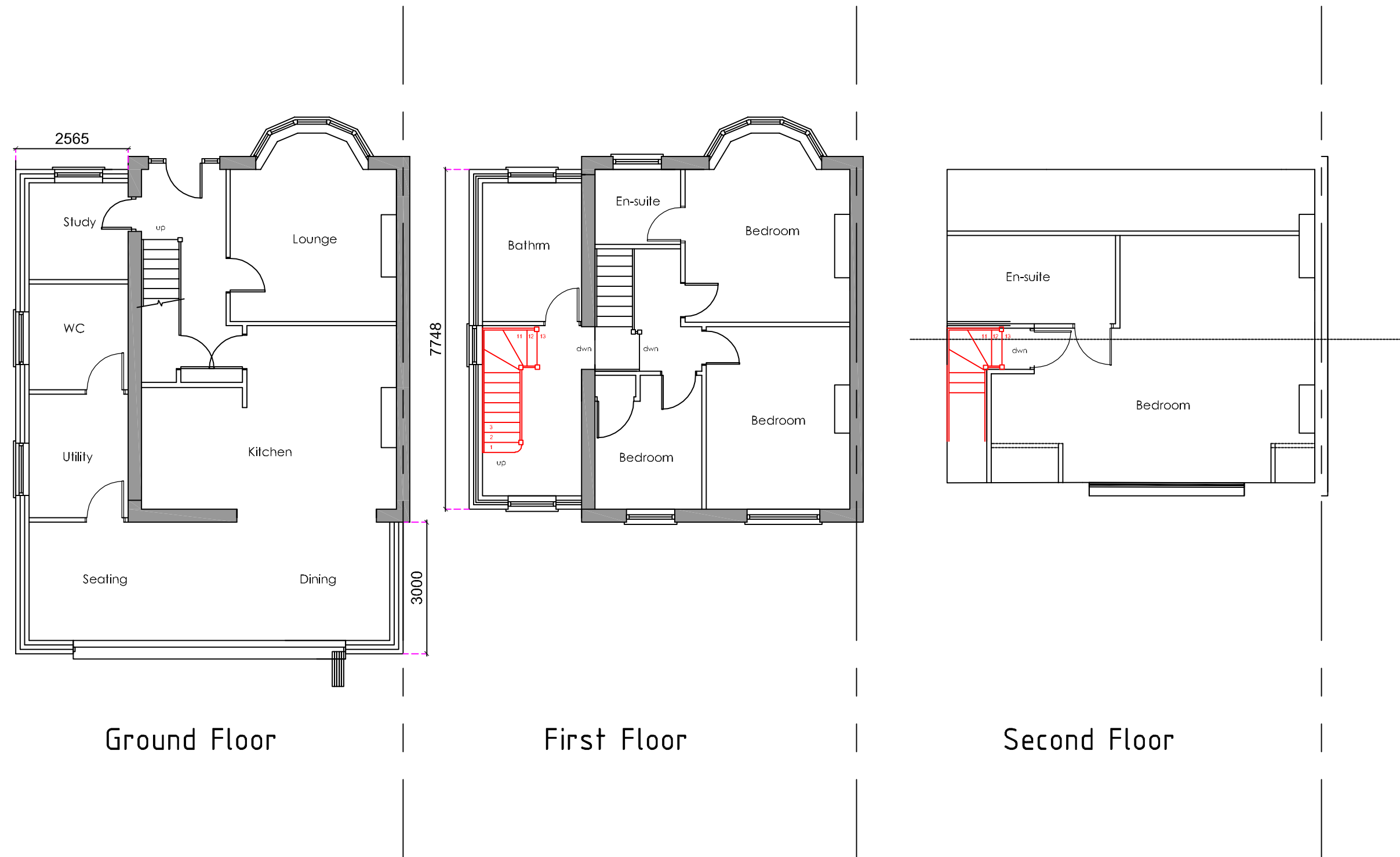
Proposed Elevations



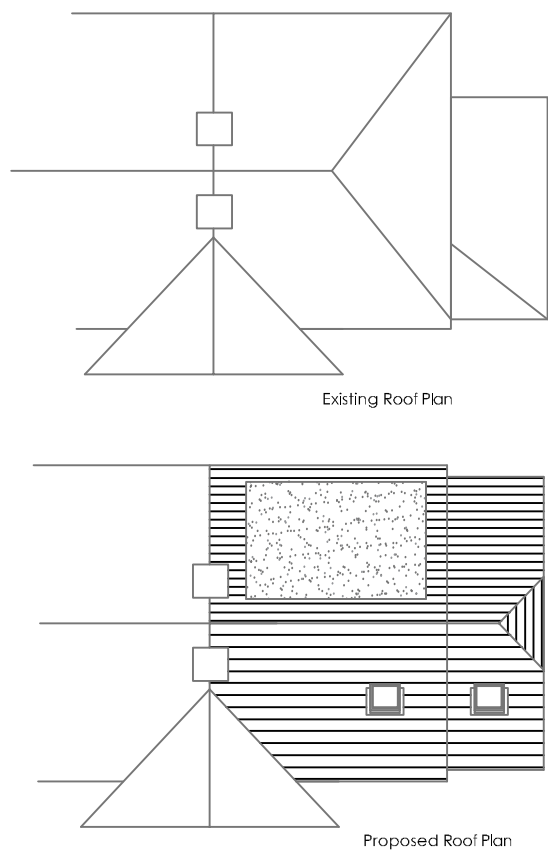
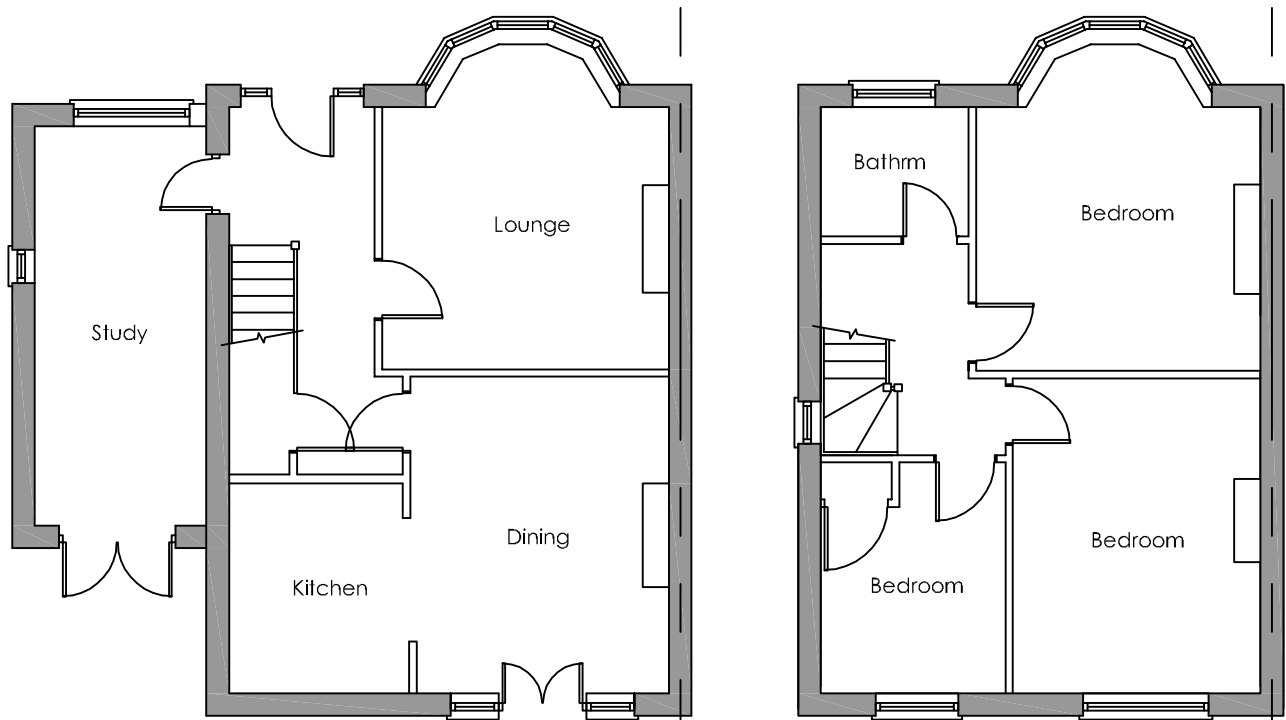
Existing Elevations



Proposed Floor Plans



Existing Floor Plans



1-200

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All dimensions to be checked on site prior to commencement of any construction works. Figured dimensions are to be used in preference to scaled dimensions.

01 planning update		23/9/19	CF
Revision:	Description	Date	DRAWN
Project: Mr & Mrs K Ware 44A London Road Cowplain Hampshire			
Drawing Title: Proposed Two Storey Side, Single Storey Rear Extension & Loft Conversion			
Chris Flint Associates Ltd CHARTERED SURVEYORS - PROJECT MANAGERS DEVELOPMENT CONSULTANTS			
Drawn By CF	Date 14/08/19	SHEET SIZE A1	Approved By Date
Drawing No CFA	FULL 01	Revision: 01	Scale: 1-100
PLANNING			
2 Emerald Close Waterlooville Hants PO7 8NZ tel: 023 92 432484 fax: 023 92 358554 Email: chrisflintassociates@gmail.com			