
Site Address: Wyngar, Stakes Hill Road, Waterloooville, PO7 5UB
Proposal: Construction of single storey rear extension following demolition of existing conservatory; raise ridge height; 2No. front dormers and rear dormer; with log burner flue.
Application Type: Full Planning Permission
Application No: APP/23/00470 Expiry Date: 15/08/2023
Applicant: Ms Bao
Agent: Loretta Taylor Case Officer: Joseph Toole
 Thorns - Young Ltd
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

Wyngar, Stakes Hill Road, Waterloooville, is a detached bungalow located to the east side of Stakes Hill Road. The bungalow comprises of brickwork and tile hanging with concrete roof tiles. Vehicular access is from Stakes Hill Road with parking to the front.

The bungalow is located within a mostly residential area with surrounding properties differing in style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve the raising of the ridge height of the bungalow by approximately 1.9 metres, incorporating 2 pitched roof front dormers and a rear dormer and log burner flue. The first floor would serve 2 bedrooms and 2 en-suites. Furthermore, there would be a single storey rear extension following the demolition of the existing conservatory and kitchen. It would be used as a kitchen with a width of approximately 6.5 metres, a depth of approximately 3.6 metres with a flat roof and roof lantern having a maximum height of approximately 3.3 metres.

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

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No Comment.

Councillor Elizabeth (formerly Dianne) Lloyd

No Comment.

Councillor S Milne

No Comment.

Environmental Health

I can advise that we do not have any adverse comments in relation to this application. However, we consider that the following informative be added to the decision notice if the proposal is considered for approval.

Informative regarding Hours of Work:

You are hereby advised 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: 8.00 – 18.00 and Saturday: 8.00 – 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding Bonfires:

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.

Informative regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution. Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation. Jonathan Driver of this office will in all likelihood provide separate comment on other issues.

Based on the close proximity of neighbouring residential properties (or I have concerns regarding the strong likelihood of smoke or the smell of smoke impacting on nearby neighbours and therefore), I would ask that the following be added to the Decision notice.

Informative regarding wood burning or multi-fuel stoves / appliances:

You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within their neighborhood. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council.

This is in order to protect the occupants of nearby residential properties from smoke nuisance, and also yourself from potentially breaching current legislation.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Original Plans	Please see Section 7.
Negative effect on amenity through the loss of privacy from balcony overlooking	Please see Section 7.
Overshadowing our house and prevent natural daylight entering our living room	This is not a material planning consideration and would have to be discussed with the parties involved.
Access for builders	
Revised Plans	
Appreciate balcony has been removed	Noted
Proposed height and roof would significantly affect our natural light to our main living areas	Please see 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 matters

(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 would have brickwork to match the existing and cement board cladding to the dormers with concrete roof tiles to match the existing and a flat roof construction. This is considered to be inkeeping with the context of the existing bungalow and the character of the area.

7.4 Part of the proposed works would be visible from the street scene. Whilst the increase in ridge height would have a different visual appearance on the character of the area it is worth noting there are a number of chalet bungalows and two storey properties within the street scene thus it is not considered to appear out of keeping with the character of the area. Furthermore, the introduction of dormers has been established with a number of the surrounding properties having dormers visible from the street scene.

7.5 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

7.6 The proposed works to the front are not considered to have an adverse impact on the properties opposite.

7.7 On the north side facing Meadow View, the proposed rear extension would be partly offset from the boundary and have a similar impact as the existing rear extension. As such the proposed rear extension is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. There would be a window and door within the proposed rear extension, these views would be screened by the existing 1.8 metre high fencing and vegetation thus not considered to cause harmful overlooking. It is worth noting there would be no first floor side windows on this side. Although the proposed works would involve the ridge height being raised due to its distance from the main amenity space of Meadow View it is not considered to have such an adverse impact to warrant a refusal.

7.8 On the south side facing Rosebudd Cottage the proposed rear extension would be partly offset from the boundary and have a similar impact as the existing rear extension. As such the proposed rear extension is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. There would be a window within the proposed rear extension, these views would be screened by the existing 1.8 metre high fencing and vegetation thus not considered to cause harmful overlooking. It is worth noting there would be no first floor side windows on this side. Although the proposed works would involve the ridge height being raised due to its distance from the neighbouring occupiers at Rosebudd Cottage being offset by a driveway and its orientation it is not considered to have such an adverse impact to warrant a refusal.

- 7.9 To the rear there would be bi-folding doors within the proposed rear extension facing out onto the rear garden. These views would be screened by the existing 1.8 metre high fencing on all side thus not causing harmful overlooking to the surrounding properties. At first floor level there would be two dormer windows and a Juliet balcony. The views from the Juliet balcony and window closest to Meadow View are considered to face down the rear garden and far rear garden spaces of Rosebudd Cottage and Charminster thus not considered to cause harmful overlooking. Due to concerns with the first floor window closest to Rosebudd Cottage causing harmful overlooking into the neighbour's private amenity space it has been recommended to be conditioned to be obscurely glazed and non opening below 1.7 metres in floor height. It is worth noting this bedroom would have a clear window to the front to allow for appropriate natural light.
- 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).

(iv) Parking matters

- 7.11 The proposed works would increase the number of bedrooms from 3 to 5 therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to comply with the Havant Borough Parking Standards SPD and as such meeting Policy DM13 of the Havant Borough Core Strategy (2011).

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/23/00470 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
Proposed Block Plan
Proposed Floor Plans - 7080.23 2 REV A
Proposed Elevations - 7080.23.3 REV A

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, 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 works hereby permitted the window in the first floor dormer on the east (rear) elevation nearest to Rosebudd Cottage serving a bedroom shall be fitted with obscuration level not less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres in floor level 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.