
Site Address: 68 Deverell Place, Waterloooville, PO7 5ED
Proposal: Hip to gable loft conversion with front and rear dormers. Alterations to external materials and fenestration. Single storey rear extension (within Permitted Development guidelines).
Application Type: Full Planning Permission
Application No: APP/23/00244 Expiry Date: 22/05/2023
Applicant: Ms and Mr Hoop and Geitel
Agent: Mrs Fox Case Officer: Selina Donophy
 Critchley Architecture and
 Design
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a semi-detached bungalow located on the west side of Deverell Place, Waterloooville. This property has a hipped, tiled roof with render and brickwork to the elevations. To the side is a shared driveway leading to a detached garage at the rear - towards the front of the property is laid to lawn. The area is residential in character.

2 Planning History

None relevant

3 Proposal

Hip to gable loft conversion with front and rear dormers. Alterations to external materials and fenestration. Single storey rear extension (within Permitted Development guidelines).

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

CS15 (Flood and Coastal Erosion)
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

Councillor Gary Hughes

No comment received

Councillor Husky Patel

No comment received

Councillor Ms C Diamond - Purbrook Ward

No comment 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

- (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 a hip to gable roof extension alongside dormers to the front and rear roof slopes. A single storey roof rear extension is also proposed. The proposed front dormer would appear as two smaller linked dormers with hipped back roof slopes which would have a total width of approximately 6 metres. The proposed materials now include dark grey cladding (was previously a green colour) which is judged to help make the dormers blend in more with the roof. There are other examples of these types of dormers within the immediate streetscene and whilst they are of a reasonable size, there is some level of precedent set .
- 7.4 The dormer proposed to the rear would allow for two bedrooms with ensuite bathrooms at first floor level. This dormer has been amended following the initial submission whereby the width has been reduced and a false pitch roof has been added. The rear windows have been amended and the en-suite is shown as obscure glazed. The reasoning for the changes was that the rear dormer was considered to appear to have too great a massing within the roof slope and was not subservient in appearance. By bringing the dormer off the side of the roof slope and providing the false pitch roof, this is considered to help for the dormer to sit more subserviently within the rear roof slope. The eaves level of the side elevation of the house has also been raised slightly so the rear dormer does not step out on to the rear extension as much as the initial proposal. The dormer as proposed is still considered to be large, however, there are many examples of dormers of a similar appearance within close proximity of the site - the property located two doors down at no 72 has undergone works of a similar nature as have several of the properties to the south east of the site. It is also noted that an alternative rear dormer and hip to gable alteration with a similar volume could be constructed under permitted development allowances and therefore a dormer with a similar scale could be constructed without planning permission. Overall with the context of the area in mind, on balance, the rear dormer is considered to be acceptable.
- 7.5 Also proposed is a single storey rear extension which would have a depth of 3 metres and height of 2.7 metres with a parapet wall on the side adjoining no 66 adjacent. This would replace the existing conservatory and boot room and would create a kitchen and dining area served by doors and a window to the rear elevation. To the side elevation of the main house the door would be replaced and a window would be removed. The proposed flat roof rear extension is considered to be an acceptable addition.
- 7.6 The design and appearance of the proposal is, on balance, 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 north of the application site is the adjoining property, no 66 Deverell Place. The proposed rear extension would come almost level with the extension at no 66 and no harmful impact has been identified in this regard. The rear dormer windows would serve an ensuite bathroom (obscured) and landing areas and any impacts would be at an angle and therefore any overlooking is considered limited and acceptable.

- 7.8 To the south of the application site is no 70 Deverell Place - the proposed extension would project in depth and height by levels allowed under permitted development and no harmful overbearing or overshadowing impact has been identified to no 70 as a result of this proposal. There would be a slight raising of the eaves however the properties are separated by the driveway and the amount is not significant. The rear dormers would include landing and staircase windows which limit any overlooking and this would be at an angle and is considered acceptable.
- 7.9 To the rear of the site is the rear garden of no 62 and to the rear of that the rear garden of no 60. To the south west is the rear garden of no 96c. The rear garden of no 68 is only approximately 12 metres deep and whilst the Havant Design Guide separation distance guidelines mainly relate to building to building relationships, the relationship between the rear dormer and the rear amenity spaces of these properties are close, however, the windows of the proposed dormer would not have a direct view into windows of these properties. The rear dormer windows would not serve primary rooms and would serve an ensuite bathroom and landing areas which would generally offer less prolonged views although they would be in close proximity of the rear garden area of no 62. The window closest to the rear elevation of no 62 would be obscure glazed as would the middle landing window. These windows would be fitted with restrictors to limit the opening with this enforced via planning condition. The landing window adjacent to the stairwell would have limited views as shown in the submitted section drawing. As noted above a rear dormer of a similar scale could be constructed without planning permission which could have clear glazed windows to the rear and with this and the nature of the areas served by the windows in mind the impact is considered to be acceptable.
- 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 Parking spaces are proposed towards the front of the property as well as making use of the rear garage and this would provide the required 3 on site parking spaces.

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/23/00244 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:

22107_101A	AMENDED BLOCK & LOCATION PLANS
22107_401C	AMENDED PROPOSED FLOOR
22107_501C	AMENDED PROPOSED ELEVATIONS
22107-601	SECTION DRAWING
UPLOADED ON THE 30 Jun 2023 MATERIALS SCHEDULE	

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the en suite and middle landing rear dormer windows in the first floor on the rear elevation facing west shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter and fitted with restrictors to limit any opening to a maximum of 150mm. The windows shall thereafter be retained as such unless otherwise agreed in writing by the Local Planning Authority.

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.

- 4 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.

- 5 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.