
Site Address: 86 The Brow, Waterloooville, PO7 5DA
Proposal: Proposals include loft conversion to include 2 no. dormer/gables (front and rear) and 3no. skylights to main roof. Single storey rear extension. General door and window changes and material changes throughout.
Application Type: Full Planning Permission
Application No: APP/23/00882 Expiry Date: 10/01/2024
Applicant: Mr and Mrs Farr
Agent: Mr Bessant Case Officer: Denise Sheath
 JB Architecture Design Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

86 The Brow, Waterloooville, is a two storey detached property constructed with face brick with white render to the front elevation, pebble dash render to both side elevations and the rear elevation. The roof design is a pitched cat slide roof design with a dormer to the west side elevation roof slope, the roof is constructed with brown clay hung tiles. The front of the property is block paved with the availability for off road parking for several vehicles. The rear of the property has a shingled area directly to the rear with a raised laid to lawn garden area toward the rear boundary. The rear garden is enclosed by 1.8m close boarded wooden fencing to all boundaries. The front eastern and western side boundary treatments consist of 1.2m high close boarded wooden fencing, the front boundary is open with a dropped kerb onto The Brow.

2 Planning History

APP/23/00136 - Loft conversion to include 2No dormer/gables (front and rear) and 3No skylights to main roof. Single storey rear extension, garage extension and other associated alterations. PERM - 19/04/2023

APP/23/00674 - Application for Non-material change to Planning Permission

APP/23/00136 relating to:

1) The proposed flat roof to the main part of the house has been removed and now replaced with a traditional pitched roof. 2) Flat roof to single storey extension now emitted and replaced with mono pitch roof. 3) Extension work to garage now omitted. 4) Rear extension now brick construction and brick slips around the whole property.,
WD - 18/10/2023

3 Proposal

Proposals include loft conversion to include 2 no. dormer/gables (front and rear) and 3no. skylights to main roof. Single storey rear extension. General door and window changes and material changes throughout.

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 **Statutory and Non Statutory Consultations**

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Southern Gas Network

No Comments Received - A SGN Build Over Informative has been placed upon the decision

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: 4

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
- (iv) Ecology
- (v) 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

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed alterations to the property include altering the existing roof of the main dwelling house, raising the roof height and extending the roof area creating a traditional pitched roof. The installation of 1No. pitched roof dormer/gable to the front and rear elevations, with 3No. roof lights; 1No. roof light to the eastern side roof slope and 2No. rooflights to the western side roof slope. A single storey rear extension.

7.4 The proposed roof alteration would have an approximate 1.5m height increase. The roof will be extended on the western elevation removing the existing side dormer and extend the first floor over the existing altering the shape of the roof creating a pitched roof design. The alterations to the roof would result in an altered roof form however not in a manner harmful to the host dwelling or the character of the surrounding area.

7.5 The pitched dormer with gable end design would be located to the centre of the front and rear roof slope. The dormers whilst large features would be central to the front and rear elevations, with an acceptable appearance and would be constructed with roof tiles and materials to match the existing dwelling. 2No. gable windows are proposed to the front dormer with a Juliet balcony to the rear dormer.

- 7.6 A single storey rear extension is proposed to the rear elevation of the property. The proposed extension would have a depth of 3m, spanning the width of the rear elevation, an eaves height of 2.5m with a maximum height of 3m, 2No. skylights are proposed within the roof slope of the extension roof. Face brickwork is proposed to the elevations of the extension with Sherwood Clay Tiles to the roof. Due to its location to the rear of the property the proposed extension would not be readily visible from the Streetscene. It is not considered that the proposed extension to have a harmful impact upon the character of the dwellinghouse.
- 7.7 The streetscene of The Brow contains a varied mix of styles and design of houses in the locality, these include gable and hipped roof designs it is not considered the proposed alterations would be out of keeping or have a harmful impact upon the character of the 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 design, siting and location of the proposal would not result in an adverse impact on the character of the street scene and of the area.

(iii) Effect on neighbouring properties

- 7.9 The proposed single storey rear extension will measure 3m in depth and have an overall height of 3m with a pitched roof and 2 rooflights. It has been set away from the boundary of No. 88 The Brow by 0.8m and the boundary of No. 84 The Brow by 2m. The extension by way of height, depth and design is considered acceptable.
- 7.10 The proposed roof extension and alteration to a pitched roof design is not considered to create a harmful impact upon the adjacent neighbouring properties (No. 84 and No.88). Any impact from the roof alterations would be considered limited and acceptable.
- 7.11 Whilst it is noted that the adjacent property (No. 84) has a small window within the first floor of the eastern side elevation, the window proposed within the western elevation at first floor level of the application site would serve a bathroom and would be obscurely glazed with the 2No. rooflights within the western facing roof slope serving a Staircase and en-suite. It is therefore considered these proposed windows would not result in unacceptable overlooking and would have a limited and acceptable impact upon this neighbouring property.
- 7.12 The proposal includes a rooflight facing No.88 serving a walk-in wardrobe. Given the set off to the boundary of the rooflight and the angle of the roof it is not considered that this would lead to an unacceptable relationship to the existing side windows in No.88.
- 7.13 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) Ecology

- 7.14 It is noted that the proposal is within 50m of protected or notable species/priority habitat. The site is however a residential property that is proposed to be extended. It is not considered that the proposals are likely to negatively impact these features.

(v) Parking

- 7.15 Parking is required for 3 cars in accordance with the Councils Parking SPD and three cars can be accommodated on the drive and in the garage.

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/23/00882 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:

Application Form - Received 14 November 2023

Site and Location Plan - Drawing No. PL2.675.23.01 - Received 14 November 2023

Existing Elevations - Drawing No. PL2.675.23.03 A - Received 16 November 2023

Existing Floor Plans & Proposed Section - Drawing No. PL2.675.23.02 - Received 14 November 2023

Proposed Elevations - Drawing No. PL2.675.23.05 A - Received 16 November 2023

Proposed Floor Plans - Drawing No. PL2.675.23.04 - Received 14 November 2023

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.