
Site Address: 82 Lovedean Lane, Waterloooville, PO8 9SS
Proposal: Two storey side extension with front dormer, raised ridge and rear dormer;
front porch with overhanging roof.
Application Type: Full Planning Permission
Application No: APP/22/01129 Expiry Date: 03/03/2023
Applicant: Mr T Duff
Agent: Mr S Walker Case Officer: Selina Donophy
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached bungalow located on the east side of Lovedean Lane, Waterloooville. This property has a pitched roof with two flat roof dormers in the front roof slope and one flat roof dormer in the rear roof slope. To the rear of the site is a conservatory and a rear garden- the property is set back from the road with parking down the side. This site is located within a future flood zone.

2 Planning History

APP/22/00137 - Two storey side extension with front dormer, and extension of rear dormer; single storey side extension; front porch., WD,03/08/2022

3 Proposal

Two storey side extension with front dormer, raised ridge and rear dormer; front porch with overhanging roof.

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

Councillor Carly Scannell - Hart Plain
No comment received

Councillor David Jenner

No comment received

Councillor E Shimbart - Hart Plain

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: 7

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 two storey side extension with a dormer to the front and rear roof slopes - the existing front dormers would also be replaced with pitched roof dormers with a rooflight added to the front elevation. A front porch would also be added with an overhanging roof. The proposed side extension would be located to the south side of the dwelling and would have a width of approximately 4.6 metres, the depth would match the existing dwelling, stepping down into a rear extension towards the rear. The ridge line would be set just below the main roof ridge. To the rear roof slope would be a pitched roof dormer which would have a width of approximately 3 metres and a ridge height of approximately 2 metres . To the front roof slope would be a front dormer which would have a width of approximately 2.8 metres and a ridge height of 2.4 metres . The existing flat roof dormers would be replaced with pitched roof dormers and the roof would be extended forward over the ground floor bay windows and the proposed ground floor extension which would form the porch and would have dimensions of approximately 1.1 metres depth by 2 metres width. The

proposal would also include an increase in ridge height of approximately 0.5 metres .

- 7.4 The external changes proposed would result in a change in layout internally with the side extension allowing for a larger living room and open plan kitchen area - the lounge would be served by the front bay window and the open plan kitchen area would be served by bi-fold doors to the rear elevation. The first floor element would create a master bedroom served by the front dormer window and a side elevation window. The rear dormer window would serve an ensuite. The existing rear dormer windows would remain the same with the previous walk in wardrobe window now serving an ensuite.
- 7.5 The proposed alterations to the property would add considerably in scale to the host dwelling noting that this is bungalow sited in a fairly small plot with the neighbouring properties located close by either side. Despite this, the side extension is deemed to appear subservient in appearance to the host dwelling and other properties in the road are also around full width and or come close to the sides of the plot. There are also many examples of dormers in the immediate area of different size and design and the dormers proposed would sit in from the sides of the roof slope and down from the ridge. The increase in ridge height would be modest in terms of the increased amount and there is a mixture of property styles and heights in the immediate area and therefore the increase is not deemed to be significant within the streetscene. The materials would include cladding to the dormer cheeks and elevations in brickwork to match existing which would be in keeping with the palette used within the street. Roof tiles are proposed to be grey fibre cement slates, which would not appear out of keeping given the roof treatment of No.84 adjacent to the site. Overall the proposal as a whole is deemed to be acceptable in appearance within the streetscene.
- 7.6 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

- 7.7 To the south of the application site is no 80 Lovedean Lane which is a bungalow with dormers set back behind no 82 and sited close to the shared boundary . The proposed side extension would come close to the shared boundary also and would infringe upon the 45 degree line taken from the closest window at no 80. Whilst this may be the case , historic planning shows that this window serves a lounge which the bay window also serves. For this reason it is considered this room would be served by adequate light and therefore the impact is considered to be acceptable - particularly as the extension would lie to the north of this dwelling. The first floor side elevation window serving the bedroom would overlook the front garden of no 80 and therefore no harmful overlooking towards private amenity spaces has been identified .
- 7.8 To the north of the application site is no 84 which is sited forward of no 82 - this property has been extended towards the rear . The proposed extensions are not considered to impact no 80 - there is a first floor side elevation window shown however this is already in place and therefore the overlooking would not be worse than existing . The increase in ridge height is not considered to result in harm to the amenity of either properties to both sides.
- 7.9 To the rear (east) is no 1c Frogmore Lane . Both properties have small gardens which back on to one another and therefore any alterations at first floor would have some degree of direct impact. That said, the roof raise is limited to only 0.5m and the

essential scale of the building as a chalet bungalow will remain following the development. The side extension is sited somewhat obliquely to the main rear elevation of No.1c and will be subservient in scale to the main dwelling. The floor layout has been arranged to have the ensuite window in the new rear dormer and all other existing dormer windows are already in place - albeit they are proposed to be reconfigured as part of the development. The new ensuite window will be conditioned to be obscure glazed and subject to this condition no significant additional overlooking impact has been identified.

- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to additional harmful overlooking 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 The existing garage has been removed as part of these proposals and the bedroom number would be increasing to a total of 4 . The 3 parking spaces required would be allocated to the front of the dwelling where a permeable driveway is proposed.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the street scene and the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01129 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:

P1 V2	EXISTING AND PROPOSED GROUND FLOOR PLANS
P2 V2	EXISTING AND PROPOSED FIRST FLOOR
P3 V3	AMENDED LOCATION AND SITE PLAN
P4 V5	EXISTING & PROPOSED FRONT & REAR ELEVATIONS
P5 V5	EXISTING & PROPOSED LEFT & RIGHT ELEVATIONS
P0 V2	ROOF PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking spaces as shown on the approved plans, shall be kept clear and available for the parking of vehicles 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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the new pitched roof ensuite bathroom dormer window in the first floor on the rear elevation facing east 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.
- 5 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.
- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bedroom, bathroom and the ensuite bathroom sited at the northern end of the property in the first floor on the rear elevation facing east 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.
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.