
Site Address:	11 Greenacre Gardens, Waterloooville, PO7 5HG		
Proposal:	First floor side extension to form gable end & roof extension with dormer to rear		
Application Type:	Full Planning Permission		
Application No:	APP/22/00743	Expiry Date:	20/12/2022
Applicant:	Mr Denyer		
Agent:	Mr M Moyse	Case Officer:	Jenni Price
	Martin Moyse MRICS		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

APP/22/00743 – 11 Greenacre Gardens, Waterloooville, PO7 5HG.

(1) Site Description

The application site is 11 Greenacre Gardens, Waterloooville, PO7 5HG.

The locality is predominantly residential in nature. The site is located at the end of a cul-de-sac (Greenacre Gardens) off the intersection between Park Avenue and Park Road, Widley. The cul-de-sac does not have a consistent material palette; however, the main characteristic features appear to include semi-detached dwellinghouses with “catslide” roofs. The site, itself, includes a 1960s, 2.5 storey, 3-bedroomed, semi-detached, dwellinghouse comprising traditional red/yellow bricks and concrete tiles, supplemented with brown UPVC doors and windows.

(2) Planning History

HWU/05378 – OUTLINE PERMISSION in November 1958 for the use of land off Park Avenue, Purbrook, for the erection of 8no. pairs of semi-detached dwellings.

HWU/05378/1 – PERMISSION in December 1958 for the erection of 8no. pairs of semi-detached semi-bungalows on land adjoining Greenacres, Park Avenue, Purbrook.

APP/14/00258 – PRIOR APPROVAL NOT REQUIRED in April 2014 for single storey development extending 3.6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.3 metres and a maximum height of 3.9 metres.

(3) Proposal

First floor side extension to form gable end and roof extension with dormer to rear. The measurements have been calculated as follows:

Hipped to gable end

$7.7\text{m} \times 3.1\text{m} \times 2.7\text{m} / 6 = 10.74$

Dormer

$$6.1 \times 3.4 \times 2.3 / 2 = 28.85$$

Total volume created in the roof = 39.59

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

CS17 – Concentration and Distribution of Development within the Urban Area

DM13 – Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

AL1 – Presumption in Favour of Sustainable Development

AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements

Emsworth Neighbourhood Plan 2019

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5) Statutory & Non-Statutory Consultees

Countryside Access Team

Notified on the 28/10/22 there have been no comments received at the time of writing this report.

Open Space Society

Notified on the 28/10/22 there have been no comments received at the time of writing this report.

Portsmouth Water

Not consulted as application is for roof works only.

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: 14

Number of site notices: 0
 Statutory advertisement: 27/10/2023
 Number of representations received: 2 Objections

Comment	Officer Comment
The gable side extension will have an unacceptable negative impact on the appearance of No.11 and consequently the appearance and character of the street. The houses in Greenacre Gardens were built with sloping hip roofs which are picturesque and add character and beauty to the architecture of the street. Additionally, from what I understand, this particular characteristic unanimous look is unique to Greenacre Gardens. I have lived in this area for many years and Greenacre Gardens is well known and appreciated for the beautiful design of the houses/roofs by the residents in Purbrook. Indeed, it is one of the reasons that I purchased a property in the street. The proposed gable extension is not in keeping with the existing roof design of neighbouring houses and therefore spoils the beauty and character of the rest of the street. Quite frankly, it will be an ugly, unnecessary eyesore which will appear crudely 'stuck' on the side of the property and therefore stick out like a sore thumb. Furthermore, the addition of a dormer at the rear of the property is another unsightly feature. According to the Havant Borough Council Parking Supplementary Planning Document, (which stipulates off road parking requirements for both new developments and planning applications), there is a minimum off road parking requirement of 3 spaces for dwellings with 4+ bedrooms. From what I can ascertain, 11 Greenacre Gardens does not fulfil this requirement and only 2 cars can be parked on the driveway of this residence. Therefore, it seems that the addition of 2 extra bedrooms to this property directly contradicts this document. In addition to this, I have been informed, by a resident of number 11, that this property is/will be being used for business purposes and that clients will be visiting the property. In my	It is acknowledged that the proposed development would break the consistent character and aesthetic of the cul-de-sac. As set out in Section 7 however, it is noted that there are properties located in the immediate area with similar extensions/alterations. See also part 7 in relation to the permitted development fall back position. The front curtilage of the property can still accommodate the parking of 3no. vehicles (2.4m by 4.8m) on the existing hardstanding. In addition, it is noted after discussing with the Applicant on site, that the existing lawn area could be replaced with hardstanding under Schedule 2, Part 1, Class F of the GPDO.

experience, parking has been a contentious issue in Greenacre Gardens and when driveway space is not available, cars are parked on the pavement blocking pedestrian access and potentially causing a hazard. Has any consideration been given to the impact that extensions to number 11 could have on parking in this very small street and additional traffic to the cul de sac? The planning proposal indicates that 4 windows will be added to the roof of 11 Greenacre Gardens. These windows appear to be angled in such a manner they will allow the residents of number 11 to look straight down into the living room and bedrooms of at least one of the property's opposite. This is an invasion of privacy and will have a negative impact of the quality of life of these residents. I would like further details illustrating how these windows do not invade privacy of these residents. Additionally, the gable extension potentially blocks light.	The velux windows fall under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015)
We object on the grounds that the dormer window will directly overlook our garden. It will remove the privacy we formerly had when eating and relaxing as there are no trees to obscure the view. A roof light such as a velux window would be acceptable instead. I have taken photographs which show the impact that a dormer window would have, which I could submit.	The property's permitted development rights (PDR) are still intact. As such, a similar dormer structure could be constructed under Schedule 2, Part 1, Class B of the General Permitted Development Order (GPDO) without the need for formal planning permission. The view would also be to the end of a very long rear garden - see part 7 below.

7) Planning Considerations

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (i) Impact on Character of the Area & Appropriateness of Design
- (i) Impact on Neighbouring Properties
- (i) Parking

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(i) Impact on Character of the Area & Appropriateness of Design

7.3 The proposed development would comprise:

- A **first-floor side extension** to remove the catslide roof and be flush with the existing eastern ground floor side elevation;
- A **hip-to-gable roof extension** to be flush with the existing eastern ground floor side elevation; and
- A **rear dormer** on the southern rear roof slope.

7.4 A planning history search has shown that the property's permitted development rights (PDR) are still intact. As such, the fallback position of the PDR set out under **Schedule 2, Part 1, Class B** and **Class C** of the Town and Country Planning (General Permitted Development) (England) Order 2015 – also known as the **GPDO** – has been considered. In terms of **Class B**, this provides PDR for roof additions (such as dormers), and requires proposed roof extensions on semi-detached dwellinghouses to;

- Be no higher than the existing roof ridge;
- Not extend beyond the plane of the roof slope of the principal elevation;
- Not exceed 50 cubic metres of “resulting roof space” beyond the original roof;
- Use materials of a similar appearance to that of the main dwelling;
- Be no closer than 0.2 metres from the original eaves; and
- Not extend beyond the outside face of any external wall of the main dwelling.

7.5 As for **Class C**, this provides PDR for other roof alterations (such as velux windows and rooflights) providing that they do not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof – so this would capture three of the four proposed front rooflights.

7.6 Whilst Greenacre Gardens does exhibit a strong continuity with side catslide roofs, it is acknowledged that permitted development rights extend to allowing hip to gable alterations without planning permission. Given this fall back position which is relevant to the consideration of the application it is not considered that a refusal based on the hip to gable change could be sustained, notwithstanding the change to the existing design of properties in the road. The rear dormer would not be readily viewed from public vantage points.

(i) Impact on Neighbouring Properties

7.6 The Havant Borough Design Guide SPD states that householder developments must not result in any adverse impacts of the amenity of neighbouring properties. In considering the fallback position of **Schedule 2, Part 1, Class B** of the **GPDO**, it is noted that a similar rear dormer could be constructed under permitted development rights (PDR) without the need for formal planning permission. Consequently, in recognition that there would be no new windows on the eastern side elevation, and that a similar development could be delivered under PDR, it is considered that the proposed development would not have an unacceptable impact in terms of overshadowing, loss of light, overlooking, and loss of privacy on neighbouring properties. As such, the proposed development would not be contrary to the

requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. It is also noted that the rear dormer window is set well off the house to the rear (approx 46m). Although there would be some impact on the end of the rear garden to No.168 Park Avenue, this is a very long rear garden and any impact from overlooking is not considered to warrant a refusal of planning permission.

- 7.7 It is worth noting that there are similar extensions/alterations in the surrounding area as listed examples of:

APP/20/01216 – 9 Greenacre Gardens – in the same cul-de-sac.

- Proposed rear single storey extension, loft conversion with dormer to rear; replacement garage.

No PP and possible PD – 3 Frances Road – Change of roof from hipped to gable end with dormer window in rear roof slope – This property overlooks the subject property from the rear.

There is also a footpath / public right of way (PROW) (No.108) along rear boundary.

(iv) Parking

- 7.8 The proposed development would increase the number of bedrooms from three (3) to five (5) bedrooms. The Havant Borough Parking SPD, which supplements Policy DM13, states that dwellinghouses with 4no. bedrooms or more should have 3no. onsite vehicular parking spaces. The existing garage (2.35m by 4.90m) would not constitute a vehicular parking space as it does not accord with the recommended garage size (3.00m by 6.00m) in the Parking SPD. Nevertheless, the front curtilage of the property can still accommodate the parking of 3no. vehicles (2.4m by 4.8m) on the existing hardstanding. In addition, it is noted after discussing with the Applicant on site, that the existing lawn area could be replaced with hardstanding under **Schedule 2, Part 1, Class F** of the GPDO. In light of all the above, it is considered that there is sufficient onsite parking to meet the recommendations of the Havant Borough Parking SPD.

8) Conclusion

- 8.1 In considering the design and siting of the proposal it is felt that the extension and alterations to the property would remain subservient to the existing property and that as the property is set back from the highway the proposal would not have an overbearing impact or be overly visually oppressive. Further, there would be a similar outlook onto the rear gardens as the existing windows in the rear elevation. There is a footpath/ public right of way to the rear of the property leading onto other rear gardens. Therefore, there would be no increase of overlooking or loss of privacy to the properties either side or in the surrounding area.

9) Recommendations

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/22/00999

(A) 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:

Existing plans Drawing No.1

Proposed floor, elevation, location and site plans Drawing No.2 uploaded 27/10/22

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 CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.