
Site Address:	191 London Road, Cowplain, Waterloooville, PO8 8ER		
Proposal:	Gable end dormer extension to side to create a second floor.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00119	Expiry Date:	06/04/2023
Applicant:	Mr Haynes		
Agent:	Mr Ralph	Case Officer:	Tina Pickup
	JM Ralph Associates		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to the northern half of a pair of older style, semi detached two storey dwellings located on the north-west side of London Road. The pair has a front gable facing the road and is constructed of red brick with a slate roof. Both have single storey bays to the front and they have a generally symmetrical appearance, although no.189 in the pair has been extended at the rear and at the side and also has detached garage set at the side.
- 1.2 The pair are set back from the highway, each having a vehicular access and hard surfacing for the parking of several cars on the forecourt area. They are approximately aligned with a row of terraced dwellings to the south, but set further forward than another pair of semi's to the north. As a result the application dwelling sits forward of number 193 by about 9m.
- 1.3 Planning permission was granted under ref APP/19/00745 for a two storey extension and loft conversion with side dormer, and single storey rear extension, in December 2019. Works have commenced and are advanced on implementation of this scheme with the property currently (April 2023) covered in box scaffolding. This proposal effectively seeks an amendment to the approved scheme by creating a hip to gable roof alteration rather than the approved dormers.

2 Planning History

APP/19/00745 - Two storey side extension incorporating loft conversion with side dormer, and single storey rear extension., PERM, 19/12/2019

Of note, there is another current, as yet undetermined application at number 193 to the north:

APP/23/00198 - Erection of car port and storage area, and new boundary wall with gates.

3 Proposal

- 3.1 Gable end dormer extension to side to create a second floor.
- 3.2 The proposal would add a hip to gable alteration to the front two thirds of the north, side, roof slope, with a large window in the new side gable. During the course of determining the application amended plans have been received, reducing the size of the gable window and clarifying which panes are to be obscure glazed, adding 2 roof lights and an eaves overhang.

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 Areas)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None necessary

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 - of Support

Comment	Officer Comment
No objection to the glazed gable end that overlooks a driveway; our front rooms have either blinds or opaque glass so no objection to glazing; think the glazed window will look lovely, but want the scaffolding down asap.	Noted - see section 7 below

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 The proposed partial hip to gable conversion would arguably result in a more traditional roof profile than the approved flat roofed side dormers. The eaves and ridge line would be respected, with the gable reflecting a smaller side gable set in the rear third. It is noted that the roof pitches and designs in the area vary, with no uniformity. Due to the forward siting of the property the side of the dwelling is located against an open driveway with resultant sense of space about. Overall the scale and profile of the increased building mass through the hip to gable conversion is considered acceptable in street scene terms.
- 7.4 A large glazed window is proposed within the side gable which, due to the forward siting of the property, would be prominent to users of London Road heading south, especially when internally lit at night, and would potentially be perceived as being 'top heavy'. Amended plans have been received reducing the scale of this window. Whilst still a large window, the reduced depth of the window increases the span of brick between top of first floor window and base of the proposed gable window, and looks more in proportion. The amended plans also increase the eaves overhang of the gable, which would provide some shading to the gable window. Since the London Road is a main street light road, then the light spill to the area would be minimal.
- 7.5 The applicant contends that he wants to make a design feature of the window. It is noted that other feature gable windows exist in the wider area and are increasing common in contemporary designs, but most face either the highway or private spaces, it is unusual to be in a prominent side elevation. Overall, on balance, whilst it would result in a large and prominent gable window in street scene terms, is not considered to be so harmful as to justify a reason for refusal.
- 7.6 Therefore, overall the design and appearance of the amended proposal is deemed appropriate in context to the main building and street scene, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.7 Due to the forward siting of the premises in relation to the neighbours at 193, the proposed side gable window would largely have a direct line of sight over the frontage parking area of 193. However some acute views back into the front windows of 193 may be possible. To help minimise this the amended plans have added a 300mm eaves overhang to the gable which would mean the window panes would be recessed relative to the eaves line which would help obscure any acute views. In addition the side triangular panes would be obscure glazed.
- 7.8 A letter of support has been received about the proposal and no objections received. Overall it is considered the potential for any overlooking back into the front of number 193 would be limited and not sufficiently harmful to justify a reason for refusal on amenity grounds.

- 7.9 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

- 7.10 The approved plans that have been implemented under APP/19/00745 showed a bedroom and bathroom in the roof space served by the dormer. Although now changed externally, it remains a single bedroom and bathroom in the roof space which would not alter the parking requirement at the site.

8 Conclusion

- 8.1 The proposed development, as amended, is considered acceptable in principle, and 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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00119 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:

Proposed Plans and Elevations - Drawing Number 22/126/002 Rev P5

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.