
Site Address: 1 Topaz Grove, Waterloooville, PO7 8ST
Proposal: Widening of existing front and rear dormer, replacement of conservatory with single storey rear extension.
Application Type: Full Planning Permission
Application No: APP/23/00690 Expiry Date: 05/10/2023
Applicant: Mr S Davis
Agent: Mr Williams Case Officer: Ikrame Essalih
JLRW Architecture
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Topaz Grove, Waterloooville, PO7 8ST

- 1.1 1 Topaz Grove, Waterloooville is a large two-storey detached dwellinghouse with double integral garage and a rear conservatory. The house is constructed in rustic yellow facing bricks with elements of white timber cladding in front and rear dormers and red concrete roof tiles. The front elevation is distinguished by a grey Georgian style porch with curved brackets at the front main door and a bay window.
- 1.2 The site is located on the east side of Topaz Grove on a corner plot and encompasses a large paved front area with a retained grass area on the side. The paved surface and driveway allows for at least three car parking spaces. The front boundary is defined by a wood post and rail short fence around the front grass area and allowing for an open vehicle/ pedestrian wide access.
- 1.3 The surrounding area is mainly residential with medium to low density and comprising two-storey detached and semi-detached properties of different design, size and materials and others similar.

2 Planning History

09/73664/000 - Conservatory to rear of property., PERM, 19/05/2009

APP/18/00673 - Increase side pitch to a gable over garage to include obscured glazed dormer windows and side window, roof tiles and cladding to match existing., PERM, 18/09/2018

3 Proposal

The proposal consists of the construction of a single storey rear extension following the demolition of an existing conservatory and the widening of existing dormer at front and rear elevations. It is also proposed to install two rooflights to the southern roof slope - although this element would represent permitted development as the cill height would be 1.7m and the windows are to be obscure glazed.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Gwen Robinson

No comments received.

Councillor Mike Sceal

No comments received.

Councillor Neil Bowdell - Cowplain

No comments received.

Councillor Peter Wade

No comments received.

Property Services Manager

No comments 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.	N/A

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

(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 works consists of extending single dormers at the front and rear elevations of the property and the erection of a single storey flat roof rear extension after the removal of an existing conservatory. The new ground floor space would form a playroom space and would be an expansion to the existing dining and kitchen. The rear extension would be constructed in bricks with a flat roof incorporating a rooflight, while the dormers would be reconstructed, cladding to gable front and roof tiles. On the side elevation facing south two rooflights serving the bathroom and ensuite would be installed. All proposed materials for the extension and the dormer would be matching the existing ones, thus in keeping with the context of the main dwellinghouse

7.4 Though the proposed extension is positioned at the rear of the property and screened from the west side by the existing house, it will still be visible from the public realm on Harkness Drive side due to the corner position of the house and the existing fence height. However, it is considered that the level of visual impact would not be materially different from the existing one by the conservatory. Furthermore, the extension would be protruding from the rear wall by a smaller distance compared to the existing conservatory as well as using matching materials which would create a more coherent visual effect. Consequently, it is considered that the proposed extension would be of a modest scale and subservient appearance and would result in a limited and acceptable impact on the streetscene and the character of the area.

7.5 In regard to the widened dormers, it is considered that the level would not be materially different than the existing one by virtue of keeping the dormer at approximately the same position as the existing ones, the use of matching materials and the scale of the development vis-à-vis the size of the dwellinghouse and the existing neighbouring developments. Therefore, it is considered that the proposed

works should result in a limited and acceptable impact on the streetscene and the character of the area.

- 7.6 Considering the above, the design and appearance of the proposal is deemed appropriate in context to the main building and the streetscene and is therefore considered to be acceptable, meeting the requirements of the Havant Borough Design Guide SPD and the Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity and character of the locality.

(iii) Effect on neighbouring properties

- 7.7 The site is located on a corner plot at the junction of Topaz Grove and Harkness Drive. On the north and east sides of the application site, is respectively Harkness Drive and an existing pathway with tall trees on both sides resulting in a distance of at least 25 metres. Therefore, the existing neighbouring properties located at the north and east sides of the property are considered to be a sufficient distance and mainly screened by the existing trees and vegetation to receive any adverse impact from the proposed development.
- 7.8 On the west side of the application site, the rear extension would not be visible from the neighbouring properties by virtue of position and size. The dormer window enlargement would be at the same position of the existing one and considering the separating distance between the front elevation of the property and the side elevation of the closest neighbouring property at No.47B Harkness Drive with the existing obscure glaze window, it is considered that the proposed widening of the front dormer would not result in an adverse impact on the neighbouring properties on this side.
- 7.9 On the south side, the adjacent properties at No.3 and No.5 Topaz Grove are the closest ones sharing the side boundary. The proposed rear extension would be partially visible from the upper floor windows of the neighbouring properties albeit there is an existing 1.8 metres fence and mature hedging. However, by dint of the distance as well as the height and size of the proposed extension, it is considered that the proposed development would not result in a harmful impact including any loss of view, privacy or overlooking on the neighbouring properties on this side.
- 7.10 It is noted that the proposed rooflights on the south side elevation would be positioned at a minimum of 1.7 metres cill height from finished floor level and would be obscure glazed. Having regard to the permitted development fall back position, it would be possible to conduct these works without planning permission under permitted development rights.
- 7.11 Overall, it is considered that the level of impact and overlooking, which is currently negligible, would not be potentially different from the existing one as the dormer windows would remain in the same position and the proposed rear extension would be at approximately the same protruding distance as the existing conservatory from the rear wall of the dwellinghouse.
- 7.12 Considering all of the above, the proposed development is deemed appropriate and would not be dominant, appear overbearing or lead to 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.

8 **Conclusion**

- 8.1 The proposed development is allowable in principle. The scale, siting and design of the proposed works would have limited and acceptable impact on the neighbouring amenities and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00690, 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:

23003100 Location and Block Plan
23003101 Existing and Proposed Floor and Roof Plans
23003102 Existing and Proposed Elevations
Email JLRW Architecture dated 3rd October 2023

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.
- 4 The proposed rooflights on the south side elevation of the hereby approved plans and serving the bathroom and ensuite shall have a minimum cill height of 1.7m from finished floor level and shall be obscured to a level of no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the residential amenity of the adjoining property preventing overlooking and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.