
Site Address: 51 Lone Valley, Waterloo, PO7 5EB
Proposal: Erection of single storey rear, front and side extensions. Roof alterations with the addition of dormers to provide living accommodation and associated works.
Application Type: Full Planning Permission
Application No: APP/22/00891 Expiry Date: 08/11/2022
Applicant: Mr Wrighton
Agent: Mr Potter Case Officer: Selina Donophy
James Potter Associates
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the west side of Lone Valley, Waterloo. This property forms an L shape with a front facing gable with a projecting bay window and a pitched roof. The elevations are formed from brickwork and to the side is a detached garage. Forming the front curtilage is a low brick boundary wall, front garden and hard standing. The area is predominantly residential in character with the immediate property styles including bungalows mainly semi-detached with hipped roofs.

2 Planning History

None relevant

3 Proposal

Erection of single storey rear, front and side extensions. Roof alterations with the addition of dormers to provide living accommodation and associated works.

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

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comment received

Councillor Husky Patel

No comment received

Councillor Ms C Howard - Purbrook Ward

No comment received

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing surface water sewer within the development site.

The exact position of the public asset

must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 225 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No new development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

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. 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
 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

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
Case Officer comment : 4 objections (5 total however 2 of these are the same from the same address)	
I have looked at the proposed drawings and have some concerns over the overall size of the finished property. It looks on the drawings it will have windows looking directly at my home from the very edge of the boundary. I feel we will be dwarfed by this structure that will not fit in with the street as they are all bungalows. I will also not allow scaffolding on my property.	Comment noted - it is understood no further comment has been received following the submission of amended plans which should resolve the overbearing issue raised.
I strongly object to this application. (Redacted text) after examining the plans I am extremely concerned to the size and design. It seems obviously too large for the space and not in keeping with the style and design of other properties in the road. Most houses are bungalow style and other properties have been modernised to a sympathetic design so to blend in.	Comment noted - it is understood no further comment has been received following the submission of amended plans which should resolve the out of keeping and modern design issues raised.

I am also concerned with the extended curb proposed, there is only room for street parking on my side of the road and fear this proposal would cause problems. I feel the plans need to be readjusted	
This application is ridiculous the size and characteristics of this building will not be in-keeping with the surrounding houses and bungalows, it is very unsightly and too large. Various properties down the road have had to stick to the strict rules and regulations on what we could /could not apply for when doing renovations, being forced to make the plans in-keeping with the surrounding homes like roof tile colours, the size shape of a roof, also window openings being positioned so not to invade privacy in neighbouring properties, yet these plans go against everything everyone else has had to obey through planning, it makes a mockery of the system in place, this is not in-keeping with any home in the entire street so we oppose to these plans Another concern is the rules on drop kerbs usually 4 and 2 sloped (total 6) yet currently this properties has 11-12 marked out by the council to be removed, again applying different rules for one person to another, we oppose to this as well.	Comment noted - it is understood no further comment has been received following the submission of amended plans . Please see 'Planning Considerations' section of the report. As this road is unclassified, dropped kerb application are dealt with by Hampshire County Council.
This bungalow is unique to the street there is not another one like it so the proposed plans are definitely not in keeping with any property in lone valley this will spoil a lovely road with old style bungalows with character, it will look out of place such a monstrous looking property	Comment noted - it is understood no further comment has been received following the submission of amended plans which should resolve the issues raised.

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) Highways
- (v) CIL

- (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 has been significantly amended following its initial submission. Originally this proposal featured a two storey height extension to the front elevation with a build up of the roof forming semi hipped sides and a large rear dormer . This has been reduced in scale and altered in design following case officer concerns relating to unsuitability within the streetscene and impact on the amenity of neighbouring properties. The current submission will now be assessed below .

7.4 This proposal comprises a hipped roof design , extending forward at single storey level towards the front with a pitched roof and eaves line matching the main dwelling, this would have a glass feature to the front facade. To the front roof slope would be one pitched roof dormer and at ground floor level;a garage door to the front elevation serving a storage area . To the rear would be a flat roof dormer.The property would be widened with a side extension to the north which would have a width of approximately 2.5 metres and this would result in a total of 11 metres width , with a set off of approximately 1 metre from the north boundary to allow for access down the side of the property. Proposed materials include cladding to the dormers brickwork to match existing and slate tile to the roof.

7.5 The total ridge height would come to approximately 5.8 metres high with the front projecting gable at 5.2 metres high and the flat roof rear extension at 2.8 metres height. The eaves level would remain at approximately 2.75 metres height except for the rear extension which would be slightly higher at 2.8 metres. The rear dormer would come to approximately 5.5 metres width and 1.85 metres height with a depth of approximately 1.8 metres. The alterations to the roof would allow for 2 bedrooms at first floor level , bedroom 1 served by an ensuite and walk in wardrobe space and a family bathroom- towards the front would be a void space. The front dormer window would serve the bathroom and the rear rooms would be served by the rear dormer windows. At ground floor level would be the storage area towards the front with the main entrance leading into the hallway . Towards the front would be snug served by a front elevation window, followed by a bedroom with a window to the side elevation and living space towards the rear served by bi-fold doors to the rear elevation. To the side would be a utility room with a window on the side elevation.

7.6 The height is now considered to be in keeping with the surrounding streetscene with the ridge height similar to other properties within the streetscene. The host dwelling is already slightly different in style to the prevailing property designs in the road which mainly comprise of hipped roof, semi detached pairs . This design would feature a hipped roof also which is considered to be in keeping with the pattern of development within the road- noting that to the north of the site there is some variation from the hipped roof design in other properties. Dormers also already feature within the streetscene and therefore the small front dormer would be an acceptable addition to

the front roof slope , as would the dormer to the rear roof which would be less visible from the public domain and is judged to be generally subservient within the rear roof slope. It is accepted that the proposal would result in an increase in roof mass ,notably to the sides however this is not deemed to be harmful to the streetscene and the properties on either side are located within fairly close proximity of one another so the side elevations would not be particularly prominent from down the road. The proposed materials are considered to be generally in keeping with the streetscene - render is widely used and the cladding would be used sparingly to the front dormer . Although the roof tile in slate is not widely used, the appearance is not deemed to be of detriment to the character of the street.

- 7.7 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

- 7.8 To the north of the application site is no 53 Lone Valley. This property has a garage towards the front with a bedroom window facing back towards the application site. There is also an extension towards the rear . No 53 is set at lower height than no 51 due to the changing land levels where the road inclines. No 51 would be set off this side boundary only by approximately 0.75 metres and would be extended closer towards this side boundary. Whilst this may be the case, the roof would be hipped away from no 53 and there was a garage in place previously which was located on the shared boundary . The side wall would be higher in height than the garage with an eaves height of 3.5 metres which is approximately 1 metre higher than the garage although it would be set further off the boundary than the garage . With this considered, it is judged that the impact would not be materially much worse than that of the garage and therefore is deemed acceptable in terms of impact on the amenity of no 53.
- 7.9 To the south of the application site is no 49 Lone Valley. This property has a detached garage located on the side boundary shared with no 51. There is a door and window on the side elevation of no 49 facing back towards no 51. The proposal would result in a deeper section of wall closer along this side and whilst this is noted, this would not directly overshadow any windows serving habitable rooms. The bedroom window on this side would not overlook any windows at no 49.
- 7.10 Towards the front of the application site are nos 72 and 74 Lone Valley .There would be over 20 metres separating the front elevations of these properties. Whilst a front dormer is proposed, the separation distance is considered to be reasonable and enough to mitigate against any overlooking , noting the standard relationship between properties facing one another on a residential street.
- 7.11 Towards the rear of the application site is no 26 Deverell Place which has a side elevation adjacent to the rear boundary shared with no 51 and garden to the rear. There are dormer windows on this side elevation of no 26 however these serve bathrooms , there is also a bathroom and kitchen window at ground floor level on this side elevation wall. This proposal would result in additional windows facing back towards no 26 from the proposed rear dormer - these windows would include 2 bedroom windows and an ensuite bathroom window. The separation distance between the side elevation wall of no 26 and the proposed dormer at no 51 would be approximately 20 metres . Although this is not a back to back relationship, the Havant

Borough Design Guide stipulates 20 metres back to back distances should be retained and this separation distance is close to the recommended minimum, noting that there is a high fence boundary between the properties and there is a garage located on the boundary offering some screening from the rear garden. With this in mind there the proposal is not considered to result in overlooking substantial enough to justify a refusal .

- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to 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).

(iv) Highways

- 7.12 Two parking spaces have been shown on the block plan - this meets the parking requirements as specified in the Havant Parking SPD. It is noted that this access was previously in use for the garage.

(v) CIL

- 7.13 The applicant has confirmed the additional floor area would not exceed 100 m2 including the demolition of the garage and therefore this is not CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on 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/22/00891

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:

22057-PL-001 REVB AMENDED BLOCK & LOCATION PLAN SHOWING PARKING

PL-005 REV A	PROPOSED GROUND FLOOR
PL-006 REV A	PROPOSED LOFT PLAN
PL-007 REV A	PROPOSED ELEVATIONS
PL-008 REV A	INDICATIVE STREET SCENES

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.

- 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 window serving the utility room in the ground floor on the side elevation facing north 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 car parking spaces 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.