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Site Address: 27 Alten Road, Waterlooville, PO7 6DS  
Proposal: Single storey side extension. First floor extension with front and rear flat roof dormers. New gable to gable pitch roof matching neighbouring height.  
Application Type: Full Planning Permission  
Application No: APP/23/00060                      Expiry Date: 11/04/2023  
Applicant: Mr D Trump  
Agent: Mr Abate                      Case Officer: Denise Sheath  
            Drawing Technical  
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

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## **1     Site Description**

27 Alten Road, Waterlooville, is a detached bungalow constructed with yellow brick, with a cream render to all external elevations and a hung tiled roof. The property benefits from a dropped kerb and access leading to a detached garage along the eastern side/front elevation. The property is located on a corner plot with the rear gardens of Silverdale drive adjacent the eastern boundary. The front, rear and side garden is predominantly laid to lawn. The boundary treatment to consists of a small brick wall with hedging to the front elevation and 1.8m close boarded fencing to the eastern and rear elevation, the garage wall of the neighbouring property to the west forms part of the rear side boundary as well as 1.8m close boarded fencing.

## **2     Planning History**

None relevant

## **3     Proposal**

Single storey side extension. First floor extension with front and rear flat roof dormers. New gable to gable pitch roof matching neighbouring height.

## **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**

Not required.

## **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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 6

### **3 Objections Received - Summary of objections:**

- Loss of privacy and overlooking from rear dormer windows
- Would be able to support the application if obscure glazing was proposed to the rear windows within the dormers. *Unable to obscurely glaze 2No of the 3No. rear dormer windows as these would be primary windows to a bedroom with no other natural light source*
- New extension would be overbearing to the neighbouring properties to the rear of the application site.
- Loss of view and outlook from rear garden area - *Loss of view is not a material planning consideration.*
- Devalue property prices for nearby properties - *Devaluation of property is not a material planning consideration*
- Amended plans appear overall less imposing still have concerns with regard to overlooking and loss of privacy

### **3 Representations of Support Received - Summary of Support representations received:**

- The single-storey side extension makes good use of the large plot on which the property sits and appears to remove an imposing and dated garage.
- Increasing the ridge height provides improved consistency with the other properties in the area without any significant impact to other properties.
- The height of the roof seems still low enough to not impact the light in one's own garden, let alone a neighbouring property.
- With regards to the dormers at the front and rear, the majority of properties in the area have these additions
- A preferable design to that of others in the locality
- The proposal is of a high quality design

## **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 Implications

(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 development would involve the construction of an extension to the eastern side elevation of the property. The proposed extension would have a width of 5m and a depth of 9.3m. The proposed large extension would fit comfortably within the application site following the demolition of the existing detached garage along the eastern boundary.
- 7.4 The proposal would alter the existing roof of the bungalow increasing the ridge height by approximately 0.6m in line with the roof ridge line of the adjacent neighbouring property at No.25. The design of the roof would be altered from a hipped roof to a pitched roof with gable ends to the eastern and western side elevations. The front elevation projecting pitched roof element will not be altered.
- 7.5 A flat roof dormer is proposed to the front eastern section of the roof slope and a large flat roof dormer to the rear elevation roof slope. The proposed roof alterations will allow for larger habitable rooms in the form of 3No. bedrooms and a bathroom at first floor level and more accommodating living space at ground floor level.
- 7.6 The proposed extension would have a yellow brick and a render finish with interlocking concrete roof tiles to match the existing. This is considered to be in keeping with the context of the main bungalow.
- 7.7 Although the proposed alterations would alter the existing appearance and design of the existing bungalow it would not appear out of keeping within streetscene of Alten road which consists of bungalows of varying designs, many of which have front and rear flat roof dormers.
- 7.8 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

- 7.9 With regards to the concerns of overlooking and loss of privacy to the neighbouring properties to the rear (No.s 120 and 122 Silverdale Drive) of the application site. Their rear facing elevations are situated at least 26m metres away with the furthest having an approximate 27m distance.  
The proposed rear dormer therefore complies with the 24m separation distance within The Havant Borough Design Guide SPD which states:

*"In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply:*

*Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation."*

*Where a new dwelling or the development is more than two storeys in height an*

*additional four metres per storey should be added to the separation distance e.g. a separation distance of **24 metres** is required between the new three storey building and existing two storey dwelling*

It is therefore considered that the proposed rear dormer is to be a sufficient distance away for any impact with regard to overlooking and loss of privacy to be limited and acceptable upon these neighbouring properties.

- 7.10 The proposed dormer would have an approximate 21m distance, and the dormer window which is set in 0.6 from the eastern side elevation of the dormer would have a 21.6m distance from the neighbouring property to the rear eastern elevation (No.124 Silverdale Drive). Due to the angle of the dormer in relation to this neighbouring property, it is considered that the proposed dormer window from the eastern side would not have a direct view of the rear amenity area directly outside the rear elevation of this neighbouring property and any impact from the proposed dormer would be limited. The proposed extension would have a distance of approximately 20m from the rear facing elevation and would be screened partially by the boundary treatment of 1.8m close boarded fencing along this shared boundary. It is therefore considered that the proposals would have a limited and acceptable impact upon this neighbouring property.
- 7.11 The proposed front dormers would overlook on to the areas already visible from the public domain. It is therefore considered that any impact from the front dormers would be considered acceptable.
- 7.12 The proposed alterations to the application site would have a limited impact on the adjacent neighbouring property to the west (No.25 Alten Road). The proposed roof gable facing the eastern side elevation of the neighbouring property will result in a reduction of light to side window at first floor level, this side window is not the primary light source to the loft room and natural light would still remain from the rear dormer window and roof light within the front roof slope. There is also a window at ground floor level within the eastern side elevation which appears to serve the ground floor bathroom area, although the light to this room would be reduced by the proposed roof alterations it is not considered that a loss of light to the ground floor bathroom area would justify a refusal of the application. It is therefore considered that the proposal would have a limited and acceptable impact upon this neighbouring property.
- 7.13 The proposed side extension would have a distance of 23m to the rear facing elevation of the adjoining neighbouring property to the east (No.126 Silverdale Drive), it is not considered that the proposals would have a harmful impact upon this neighbouring property and any impact would be considered minimal and acceptable.
- 7.14 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 Implications

- 7.15 The proposal would increase the number of bedrooms from 3 to 4 therefore 3No. car parking spaces are required on site according to the Havant Borough Parking Standards SPD. The proposed block plan has shown the availability to the eastern side elevation of the site to accommodate 3 cars therefore complying with the Havant Borough Parking Standards SPD.

## 8 Conclusion

- 8.1 The proposed development is acceptable in principle, 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.
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## 9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00060 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:  
  
Location Plan - Drawing No. 3 Rev A - Received 01 February 2023  
Location Plan, Existing Elevations and Floor Plans - Drawing No. 1 Rev A - Received 26 January 2023  
Proposed Block Plan, Elevations and Floor Plans - Drawing No. 2 Rev B - Received 28 April 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 dormer window serving the bathroom within the rear roof slope shall:-  
i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.  
**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 extensions hereby permitted shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.  
**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.