
Site Address: 1 Erica Close, Waterlooville, PO8 9BB
Proposal: Raising of ridge height to create a first floor with 4No. dormers to sides and ground floor canopy to side.
Application Type: Full Planning Permission
Application No: APP/23/00227 Expiry Date: 18/05/2023
Applicant: Mr Todd
Agent: Mr Bennett Case Officer: Denise Sheath
Kalotec Limited
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Erica Close, Waterlooville, is a bungalow constructed with yellow brick with a hung tiles pitched roof with timber cladding to the front and rear gable ends. The property benefits from parking to the front, with a laid to lawn open frontage. The boundary treatment consists of 1.8m close boarded wooden fencing to each boundary.

2 Planning History

APP/16/00282 - Demolition of existing garage and erection of 1No. 2 bed detached chalet bungalow (approved 19/05/2016). Request to Discharge Conditions 2, 3, 4, 5, 6 and 7 (16.10.2017). PERM, 19/05/2016

3 Proposal

Raising of ridge height to create a first floor with 4No. dormers to sides and ground floor canopy to side.

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

Developer Services, Southern Water

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

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.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary of Representations - 1 Objection and 1 Letter of Support

- Loss of privacy and overlooking
- Not in keeping with other properties and surroundings
- Lack of Parking concerns
- Devaluation of property - ***Devaluation of a property is not a planning consideration.***
- Noise during construction - ***An element of noise is to be expected during the construction period this would be for a limited time. Should noise concerns arise Environmental Health should be contacted for advice/ to investigate.***
- Overdevelopment and Ugly appearance
- Support application

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 proposal is to raise the existing ridge height of the roof of the bungalow by approximately 2m, to allow for sufficient head room for the development. The proposal would create 2No. bedrooms, one with an ensuite with an additional separate bathroom. The proposed roof alterations include the insertion of 2No. pitched roof dormers and 2No. rooflights to both the northern and southern side roof slopes. The roof slope to the southern elevation would extend 3m past the existing external side elevation to create a covered open space to the south side of the property.

7.4 The raised roof ridge which includes the installation of dormers, would alter the appearance of the existing dwelling, from a single storey bungalow to a chalet bungalow. As to the proposed dormers they would be pitched in design, sited back into the roof slope, below the ridge line which would not dominate the roof of the property, which would generally be in compliance with Havant Borough Design Guide SPD

7.5 The materials to the roof would match the existing roof materials in terms of style and appearance and would therefore not be out of keeping with the main dwellinghouse. As to the existing red/brown wooden cladding to the front and rear of the existing property this would be replaced with a red/ brown cladding of a similar colour and appearance to the front elevation and the rear gable end.

7.6 As to the impact on the street scene, the property is located on a corner plot at the junction of Erica Close and Marjoram Crescent. Erica Close consists of detached single storey bungalows. Marjoram Crescent to the south west, comprises of two storey properties, with a chalet bungalow directly behind the application site, with the land rising to the rear of the application site within Marjoram Crescent.

7.7 The proposal would alter the appearance of this single storey bungalow to a chalet bungalow. However, this is not considered to be out of keeping with the street scene, as the change in height, which incorporates dormers, would be a stepped transition from the single storey bungalows in Erica Close, to the chalet bungalow directly behind the site and the two storey dwellings in Marjoram Crescent, which are sited at a higher level.

7.8 It is noted that an application to raise and convert the roof at 6 Erica Way, was refused

permission due to the overdevelopment of the roof slope and the harmful impact upon the property and the visual amenities of the street scene. However, this proposal is materially different to that application, as all of the surrounding properties do not consist of similarly designed unaltered bungalows in roof terms (as per 6 Erica Way) but is located on a corner plot, within two very different street scenes. Notwithstanding each individual application is assessed on its individual merits.

- 7.9 The design and appearance of the proposal is deemed appropriate in context to the main building and the 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

- 7.10 It is considered that the increase of the roof ridge height would not have a harmful impact upon the adjoining neighbouring properties No.3 Erica Way and No. 70 Marjoram Crescent with regard to overshadowing, outlook or that the height increase would have an overbearing effect upon these properties.
- 7.11 The proposed dormer to the rear north western section of the roof slope could be considered to create additional overlooking into the rear private garden space of the neighbouring property to the north No.3 Erica Way. As this dormer window would be a secondary window to the bedroom to which it provides natural light, a condition is recommended, if permission is granted, to ensure that this window is obscurely glazed and non-opening. This would protect the privacy and prevent overlooking of the private rear garden area of the neighbouring property.
- 7.12 The proposed dormer to the north eastern section of the roof slope would overlook on to the frontage of No.3 Erica Way which is not private garden space, which is already visible from the public domain and therefore would not adversely impact on neighbouring amenity.
- 7.13 The proposed dormers to the southern roof slope would overlook onto the frontages of the properties directly opposite within Marjoram Crescent whose frontages are already visible from the public domain. There would also be a minimum separation distance of 25m from the proposed dormers.
- 7.14 The proposed extension to the roof to create the canopy to the south side elevation would not have a significant impact on the adjoining neighbours or opposite due to the distance from these properties. Therefore, the impact of the proposed roof canopy is considered acceptable.
- 7.15 Consequently, it is considered that the proposal would 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

- 7.16 This proposal would result in a 4 bedroom property. A property of this bedroom number requires 3 parking spaces on site under the Council's Parking Standards. The proposed parking arrangements have been shown within the proposed Block Plan, which has demonstrated that 3No. parking spaces can be achieved at the front of the property, therefore meeting the requirements of the Council's Parking Standards. A condition is recommended, if permission is granted, to ensure that these parking

arrangements are provided and maintained.

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 neighbouring properties. An appropriate level of onsite car parking would also be provided. The proposal is considered to accord with the development plan when considered as a whole and the advice in the National Planning Policy Framework, and conditional planning permission is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00227 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:

Application Form - Received 23 March 2023

Materials Schedule - Received 24 May 2023

Location Plan, Block Plan, Existing and Proposed Floor Plans and Elevations - Drawing No. KALO 0289 100 Rev A - Received 23 March 2023

Existing and Proposed Streetscene - Drawing No. KALO 0289 101 - Received 10 May 2023

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 The proposed dormer window to the north western elevation of the roof slope shall:-

i) at all times be and remain glazed entirely with obscure glass and non opening, 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 development shall not be brought into use until a minimum of 3No. parking spaces as shown on the Proposed Block Plan Received 23 March 2023 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.