
Site Address: 86 The Brow, Waterloooville, PO7 5DA
Proposal: Loft conversion to include 2No dormer/gables (front and rear) and 3No skylights to main roof. Single storey rear extension, garage extension and other associated alterations.
Application Type: Full Planning Permission
Application No: APP/23/00136 Expiry Date: 19/04/2023
Applicant: Mr and Mrs Farr
Agent: Mr Bessant Case Officer: Jenni Price
JB Architecture Design Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of The Brow and is occupied by a detached two storey dwellinghouse.
- 1.2 The surrounding area is residential in character with properties of varying styles and design.

2 Planning History

None.

3 Proposal

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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
N/A

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comments received

Councillor Husky Patel

No comments received

Councillor Ms C Howard - Purbrook Ward

No comments received

Southern Gas Network

No comments received

Hampshire Biodiversity Information Centre

Within 50m Notable and Protected Species - Butcher's Broom

Within 50m Priority Habitat - Lowland Mixed Deciduous Woodland

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Ecology
- (v) 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 As noted in 1.2 above, there is an eclectic mix of styles and design of houses in the locality, these include gable and hipped roof designs. 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 design, siting and location of the proposal would not result in an adverse impact on the character of the street scene and of the area.

(iii) Effect on neighbouring properties

- 7.4 The proposal will include enlargement of the existing integral garage which will project 1.8m forward of the existing bay window and wrap around to the side. The subject property is already sited slightly forward of the adjoining occupier at no. 84 and is sited 0.8m from the shared boundary. The measured distance from the proposed garage elevation on the western boundary to the property at no. 84 will be 1.6m. Given the separation between both properties that will remain it is considered that part of the proposal is acceptable.

The proposed single storey rear extension will measure 3m in depth and have an overall height of 3m with a pitched roof and 2 rooflights. It has been set away from the boundary of no. 88 by 0.8m and the boundary of no. 84 by 2m. The extension by way of height, depth and design is considered acceptable.

The extensions to the roof include on the western elevation removing the existing side dormer and extend the first floor over the existing garage. Changing the roof slope to hipped with two rooflights. To the eastern side the roof design will remain the same with the addition of a rooflight.

The roof slopes facing north and south will change from hipped to gable with windows facing the front and rear of the property.

Whilst it is noted that the adjacent property (No. 84) has a small window in the first floor of the eastern side elevation, there are no proposed windows in the west wall of the application site. Rooflights would serve a Staircase and en-suite and are not considered to result in unacceptable overlooking.

The proposal includes a rooflight facing No.88 serving a walk in wardrobe. Given the set off to the boundary of the rooflight and the angle of the roof it is not considered that this would lead to an unacceptable relationship to the existing side windows in No.88.

- 7.5 The alterations to the roof would result in an altered roof form however not in a manner harmful to the host dwelling or the character of the surrounding area. The roof height would not be raised and therefore in considering the general pattern of development within the surrounding area, with a mix of two storey and bungalow dwellings in the immediate vicinity, these alterations are considered acceptable. The proposed change of roof design to the front and rear roof slope from hipped to gable would remain subservient in appearance with the front of the roof not projecting beyond the front elevation and it is noted that there are other front gable features in the vicinity of the site.

(iv) Ecology

- 7.6 It is noted that the proposal is within 50m of protected or notable species/priority habitat. The site is however a residential property that is proposed to be extended. It is not considered that the proposals are likely to negatively impact these features.

(v) Parking

- 7.7 Parking is required for 3 cars in accordance with the Council's Parking SPD and three cars can be accommodated on the drive and in the garage.
- 7.8 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). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/23/00136 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:

Site and location plan including parking PL.675.23.01 Rev E
Site and location plan PL.675.23.01 Rev D
Existing ground and first floor plan/ proposed section A-A PL.675.23.02 Rev A
Existing elevations PL.675.23.03 Rev C
Proposed floor plans PL.675.23.04 Rev F
Proposed elevation plan PL.675.23.05 Rev F

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.