
Site Address: 25 Greenfield Crescent, Waterloooville, PO8 9EH
Proposal: Single storey side/ rear extension following demolition of existing conservatory and construction of 2No side dormers to include repitching of roof.
Application Type: Full Planning Permission
Application No: APP/22/01145 Expiry Date: 20/01/2023
Applicant: Ms J Devine
Agent: Mrs Loretta Taylor Case Officer: Graham Speller
 Thorns - Young Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the northern side of Greenfield Crescent and is occupied by a single storey detached bungalow with a flat roof attached garage.
- 1.2 The ground levels fall sharply to the rear giving commanding views of the area.
- 1.3 The surrounding area is residential in character comprising bungalows, some of which are of similar design.

2 Planning History

- 2.1 There is no relevant planning site history.

3 Proposal

- 3.1 Single storey side/ rear extension following demolition of existing conservatory and construction of 2No side dormers to include repitching of roof.

4 Policy Considerations

National Planning Policy Framework 2021
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments received.

Councillor Neil Bowdell - Cowplain

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Two objections raising the following concerns:

- Cannot support the application
- Not against application in principle but have concerns in regard to raising the roof
- Potential privacy concerns in regard to the dormer windows
- Trees on boundary side will have to be removed
- Lay of the land means actually sit below applicant's property as Greenfield Crescent is higher than Marjoram Crescent
- None of the bungalows on the applicant's side of Greenfield Crescent nor those in Marjoram Crescent have had any loft conversions
- Proposed extension will encroach drastically on privacy due to the additional window in the gable end looking into garden and property
- Purchased a bungalow specifically not to be overlooked and have privacy
- Not in keeping with majority of houses in immediate vicinity which are bungalows

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 There are two main elements to the proposals; firstly, the proposals would involve changing the pitch of the existing roof to accommodate the proposed side dormer window extensions to create habitable accommodation within the roof space. Whilst there are no similar developments within the immediate locality, it is noted that a bungalow on the opposite side of the road has been extended within the roofspace incorporating a rear dormer window roof extension. However, because of the orientation of that property, the dormer window roof extension is not readily apparent in the street scene. Notwithstanding, in the wider locality there are examples of bungalows with dormer window roof extensions that are visible within the streetscene.
- 7.4 Whilst the proposals would increase the ridge height of the property, because the property is at a lower level than the road, this would not be so significant to result in any detrimental impact in the street scene. The objections that have been raised comment, among other things, that none of the of the bungalows on the applicant's side of Greenfield Crescent nor those in Marjoram Crescent have had any loft conversions. However, whilst that may be the case, the Borough Design Guide SPD comments, inter alia, that dormers are considered an acceptable way of providing light and ventilation to existing buildings. The design guide also comments that they should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line. In this instance, it is proposed to effectively raise the ridge of the existing roof to accommodate the side dormers, however, for the reasons stated above, such an increase in ridge height is considered acceptable in this instance. The guidance also comments that the dormers should not dominate the roof or the existing building.
- 7.5 Whilst elongated, the proposed side dormers would be set within the resultant roof plane and, on balance, as a matter of judgement, are considered acceptable in terms of the impact on the visual amenities of the street scene.
- 7.6 Secondly, the proposals involve a single storey side/ rear extension following demolition of an existing conservatory. This would be sited behind the existing garage that would be retained and would have no adverse impact on the visual amenities of the street scene or the character of the area.
- 7.7 Whilst a representation has commented that trees on the boundary would need to be removed, there are no protected trees within or adjacent to the site. There is a small tree that overhangs the boundary near to the proposed side/rear extension, but the overhang could be cut back by the property owners and does not require the benefit of any local authority permission.
- 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 Whilst the proposal would be relatively prominent from neighbouring properties due to the change in ground levels, it is not considered, as a matter of judgement, to result in a significant adverse impact on the amenities of neighbouring properties. It is, however, considered appropriate to impose a suitable planning condition to ensure that the side windows are obscurely glazed and non opening up to 1.7m from internal floor level to mitigate any potential overlooking due to the distances from the side boundaries. Whilst a representation has been received regarding potential overlooking from the new rear window in the raised gable end, this would look down the garden and be set approximately 32m from the property to the rear. Whilst the change in levels is noted, due to the distance from the rear boundary such a window is considered acceptable in terms of its impact on neighbouring properties and would meet separation distances in the Havant Borough Design Guide.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to significant 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) Parking

- 7.11 The proposal would increase the number of bedrooms from three to four. The parking SPD requires that for a 4 bedroom there is a requirement for the provision of 3 parking spaces. There is adequate parking provision at the front and side of the property to meet this requirement.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/22/01145 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

BLOCK PLAN

6222.22.1 - EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

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 1st floor level windows in the eastern and western side elevation of the dormer roof extensions hereby permitted shall 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 and only openable above a height of 1.7m above the internal floor level of the room to which it serves.

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.