
Site Address: 58 Lone Valley, Waterloooville, PO7 5EB
Proposal: Proposed loft conversion, with new dormer windows on the front and rear elevations and a new half hip to the main roof.
Application No: APP/21/00278 Expiry Date: 04/05/2021
Applicant: Mr and Mrs McCullough
Agent: Ms J Mottershead Case Officer: Selina Donophy
 Jane Mottershead Designs Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a semi-detached bungalow located on the east side of Lone Valley, Waterloooville. This dwellinghouse has a hipped, tiled roof and cream render to the elevations. There is parking space to the front with a brick boundary wall to the curtilage. The land levels change from the west to the east so the properties on the opposite side of the road are set at a higher level. The area is predominantly residential in character, with most property styles comprising bungalows, some of which have been developed into the roof.
- 1.2 Due to coronavirus it was not possible to undertake a site visit, therefore this application recommendation has been aided by photographs supplied by the applicant.

2 Planning History

APP/21/00017 - Conversion of the loft space to include 3 No. dormer windows and roof light., PERM, 19/02/2021

3 Proposal

Proposed loft conversion, with new dormer windows on the front and rear elevations and a new half hip to the main roof.

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)

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

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

No comment

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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.
- 7.3 A previous application was granted permission under APP/21/00017 which included a loft conversion and dormers to the front and rear roof slopes. This latest application seeks to increase amenity space at first floor level to allow for an additional bedroom with alterations to include a barn hip roof extension, the dormers and fenestration.

(ii) Appropriateness of design and impact on the character of the area

- 7.4 This proposal comprises a barn hip roof extension alongside dormers to the front and rear roof slopes. The proposed front dormer would have a width of approximately 4.1 metres, a depth of 2.1 metres and a flat roof with a height of approximately 1.6 metres. To the rear roof slope would be two dormer windows, one slightly larger than the other. To the north elevation would be an additional landing window, with one of the ground floor windows to be removed. This proposal would allow for 3 bedrooms and a bathroom at first floor level. Proposed materials include concrete tiles to match existing.
- 7.5 The streetscene of Lone Valley comprises bungalows; many of which have undergone alterations to the roof slope in some form and similar changes to the current proposal including barn hip roof conversions and front dormers are also visible in the immediate vicinity. The proposed dormers are deemed to be modest in scale and would appear subservient within the roof slope. Whilst the barn hip roof extension would unbalance the pair of properties, when judged within the context of the area this is deemed acceptable in terms of impact on the character of the area.
- 7.6 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

- 7.7 To the north of the application site is no 60 Lone Valley. The barn hip roof would increase the bulk of the roof with an added height of approximately 2.5 metres however there is approximately 3 metres separation distance between the properties which is deemed adequate to offset any overbearing impact on this side. The proposed landing window would have views over the roof slope of no 60 and would not offer direct views back towards the private amenity space and is therefore considered acceptable.
- 7.8 The rear dormers proposed are not judged to result in any harmful overlooking to nos 56 or 54 either side. The rear garden of the site is approximately 20 metres to the rear boundary and nos 13 and 15 Serpentine Road to the rear have similar length gardens - there would be no direct overlooking to private amenity spaces as a result of this proposal.

- 7.9 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 noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 This proposal would result in 3 bedrooms. This would require 3 parking spaces as specified in the Havant Parking SPD and it has been shown this can be allocated on site in the parking plan provided with this application.

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/21/00278 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:

Block plan uploaded on the 27.03.2021
Location plan uploaded on the 27.03.2021
Site plan with car parking plan uploaded on the 27.03.2021
Proposed elevations uploaded on the 07.04.2021
Proposed first floor plan uploaded on the 07.04.2021
Proposed ground floor plan uploaded on the 07.04.2021

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.