
Site Address:	45 Alameda Road, Waterloooville, PO7 5HE		
Proposal:	Proposed pitched roof construction, front and rear dormers to create habitable accommodation, single storey extension		
Application No:	APP/20/01034	Expiry Date:	08/01/2021
Applicant:	Mr & Mrs Johnson		
Agent:	Mr Reading	Case Officer:	Jane Burton
	JB Architecture		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

45 Alameda Road is a detached bungalow constructed of red brick and render with brown roof tiles. The building has a hipped roof and two large bay window features to the front. The property has shared driveway to the side and garage to the rear, and a small front amenity area with dwarf wall to the boundary. A conservatory has been added to the rear. The plot is dog legged in shape with a rear amenity space to the south and south-west of the house. The area is residential with a mix of detached and semi-detached bungalows and chalet bungalows of a similar age. The site is in the urban area, and is within flood zone 3.

2 Planning History

No recent history.

3 Proposal

The proposals consist of the replacement of the roof with a pitched roof, 2 x front dormers and a rear flat roofed dormer to create habitable accommodation, and a single storey rear extension. Amendments have been received following officer concerns about the overall impact of the original scheme in the street scape and due to concerns about the original parking space arrangement. Amendments include a reduction in the maximum height of the roof and use of barn hips, a reduction in the size of the front dormers, and the creation of a parking area to the front of the house. The proposed single storey extension to the rear would measure approximately 6.2m in depth and 3.3m in height.

The proposed materials would be roof tiles to match the existing, timber cladding to the dormers and gable ends, and render to the rear extension. The applicant has requested that details of the timber cladding are agreed later by condition.

Neighbours have been re notified of the revised scheme.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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 comments were received

Councillor Husky Patel

No comments were received

Councillor Ms C Howard - Purbrook Ward

No comments were received

Environment Agency

No response 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: 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) Car parking provision
- (v) Flood risk considerations

(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 property sits between two hipped roofed bungalows and concern was expressed in respect of the overall impact of the original scheme by the increase in height, pitched roof and the size of the front dormers, and the mass that this would have added. The revised scheme is considered to address the concern and would not appear over dominant. The materials are considered to be acceptable in principle subject to the agreement of the details of timber cladding. The dormer and extension to the rear would have a limited impact on the street scene.

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

7.4 No.43 Alameda Road is the neighbouring property to the east which is a bungalow. Whilst no representation has been received from the occupier of this property to confirm, photographs from the street and google earth imagery shows one larger side window on the west elevation of no.43 as well as a conservatory/extension to the rear. The pitched roof and addition of dormers would have some impact compared to the existing hipped roof - however, the extension would not be significantly higher than the existing roof ridge height and overall not considered to result in an unacceptable overbearing or loss of light impact to no.43. The rear extension would replace a conservatory structure in a similar position which is approximately 4m in depth. The proposed extension would extend up to the side boundary and would be quite deep at approximately 6.2m. However, there is a gap between the built form of no.43 and the boundary - google earth imagery shows this to be a driveway to a garage at the rear of no.43. Given the gap and the single storey height of the extension it is not considered that the proposal would have an unacceptable impact on the outlook and amenities of no.43. Plans show an existing window on the east facing elevation of the house is to be replaced with an obscure glazed window. There are no other windows proposed facing east. The rear dormer windows would result in some change compared to the existing situation. Windows would face toward the rear most part of the plot of no.43 close to a garage/outbuilding; however it is not considered that the dormer position would result in an unacceptable loss of privacy impact to the main garden space of no.43. Thus whilst there would be some impact it is not considered that this would be to an extent to warrant the refusal of the application.

No.47 Alameda Road is the neighbouring property to the west which is a bungalow. Whilst no representation has been received from the occupier of this property to confirm, photographs from the street and google earth imagery shows one larger side

window on the west elevation of no.47. The pitched roof and addition of dormers would have some impact compared to the existing hipped roof - however, the extension would not be significantly higher than the existing roof ridge height and given the gap between the properties overall not considered to result in an unacceptable overbearing or loss of light impact to no.47. There is one proposed new window on the west facing elevation, however this is shown to be obscure glazed and therefore no unacceptable loss of privacy would result. The proposed dormer windows face directly to the rear and would not result in unacceptable overlooking toward no.47.

The dormer window to the rear would have some impact compared to the existing situation on properties to the rear. However any view would be to the rear part of gardens only, not considered to result in unacceptable overlooking/ loss of privacy impact.

- 7.5 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) Car parking provision

- 7.6 The proposed plans show a 5 bedroomed property resulting from the works. As such 3 off street car parking spaces are required in order to meet the Councils Parking Standards. Concern was expressed about the cramped positioning of the car shown furthest forward on the original plans, given the width of the shared driveway with no.47. Council standards also recommend no more than 2 cars parked one behind the other due to practicalities of use. The applicant has now submitted a revised and additional plan to show 2 cars to be parked to the side/rear and one to the front of the house. To access this part of the front dwarf wall needs to be removed. Subject to a condition for the securing and retaining of the car parking provision shown on the plans the proposal is considered to be acceptable having regard to policy DM13 and the Councils Parking Standards.

(v) Flood Risk Considerations

- 7.7 The site is within 20m of a main river as defined by the Environment Agency (to the north side of Alameda Road) and in Flood Zone 3. The applicant has submitted a basic flood risk assessment with the application. Much of the extension is at roof level within the existing footprint of the dwelling with some increase resulting from the proposed rear extension. The FRA confirms that the finished floor level of the rear extension will be to the level of the existing house. Thus the proposal would accord with the standing advice of the EA for minor works.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would not have an unacceptable adverse impact on the character of the area, and would have a limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01034 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:

PL.388.20-01 Rev B (Location Plan, Block Plan, Parking Plan) received 05.02.21

PL.388.20-04 Rev A (Proposed Floor Plans) received 05.02.21

PL.388.20-05 Rev A (Proposed Elevations and Section) received 05.02.21

PL.388.20-06 Rev A (Proposed Courtyard/Parking Plan) received 25.02.21

Flood Risk Assessment received 13.11.20

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the occupation of the extensions hereby permitted the car parking and other vehicular access arrangements shown on the approved plans PL.388.20-01 Rev B and PL.388.20-06 Rev A shall be made fully available and shall be retained thereafter for their intended purpose.

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.