
Site Address:	23 Milton Road, Waterlooville, PO7 6AB		
Proposal:	Proposed rear extension, change roof from hipped to gable, create habitable accommodation in roof space including side dormer.		
Application No:	APP/20/01105	Expiry Date:	11/01/2021
Applicant:	Mrs S Whiteland-Smith		
Agent:	Mr I Marshall	Case Officer:	Jane Burton
	Mr I Marshall		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

23 Milton Road is a hipped roofed bungalow constructed of brick and tile. The dwelling is set back from the road with a good sized garden to the rear and outbuilding/garage to the side/rear and a parking area to the front. The character of the surrounding area is residential with immediate neighbouring properties being of a similar age and style, and most are bungalows.

2 Planning History

05/70539/000 - Provision of living accommodation in loft space to include change from hipped pitched roof to gable ends to north west and south east elevations and dormer window to side (south west) elevation. Conservatory to rear. Detached double garage to the north west of the dwelling WD,23/06/2005

05/70539/001 - Provision of living accommodation in loft space to include change from hipped pitched roof to gable end to north west elevation and dormer windows to the south east and south west elevation. Conservatory to rear. Detached double garage to the north west of the dwelling. (Revised Submission)., (PERMITTED)19/08/2005 (Not implemented)

3 Proposal

The proposal consists of a part gable with barn hip to the front roof slope and extension to the rear by approximately 4m from the existing main rear elevation. The rear extension would be to the full height of the existing building following the existing roof and eaves line. A dormer windows and 1 x roof window is proposed to the south west facing (side) elevation. 2 x roof windows are proposed to the north east (side) elevation. The proposal would create first floor accommodation at roof height. The proposed materials are facing brickwork to the rear extension to match the existing building, brown colour cladding/weatherboarding to the gable ends and dormers, and plain tiles to the roof. The proposal has been amended during the course of the application process by setting the front extension back further on the front roofslope.

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)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments were received

Councillor Mike Seal

No comments were received

Councillor Peter Wade

No comments were 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: 5

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

(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 would introduce a part gable barn hipped frontage and a side dormer. The type of alteration proposed to the front has not occurred on other properties in the vicinity although there are hipped front and side dormers to the adjacent property (no.25 Milton Road). There is a retention of part of the roof overhang, and the existing height of the building would be retained. The extension has been set back further by an amendment during the application process. Overall, whilst differing to other properties is not considered that the change to the frontage or addition of a hipped side dormer would have an unacceptable impact on the street scene that would warrant the refusal of the application. The extension to the rear would result in an increase in mass given the extending back of the roof at current height. However no.23 has dwellings to either side limiting long views of the side elevation, and there is no increase in height compared to the existing building. As such it is not considered that the extending back would have an unacceptable impact on the street scene or character of the area in this instance. The materials would be roof tiles and brick to match the existing building and weatherboarding to the side dormer and gables (Marley Cedral weatherboard Dark Oak -Brown). This is considered to be acceptable in appearance.

Overall 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 not considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 No.21 Milton Road is the adjacent property to the south west. No.21 is a bungalow with a conservatory to the rear, and driveway to a garage adjacent to the boundary with no.23. The proposal would add mass to the building to the front and rear. However, there is no increase in height and the side roof slopes would be hipped. There is a gap of approximately 4.5m between the built forms. As such it is not considered that the proposal would be unacceptably overbearing or result in an unacceptable loss of light. There are two ground floor windows, and two first floor windows which would face toward the side of no.21, as well as a side facing roof window. Revised plans show that the first floor windows would be obscure glazed, and there are no facing windows to the proposed windows at no 21. The proposed windows at the rear would face directly to the rear, not considered to result in an unacceptable loss of privacy.

No.25 Milton Road is the adjacent property to the north east. No.25 is a bungalow that has been extended by roof dormers and a rear extension to create habitable accommodation in the roofspace. The proposal would add mass to the building to the front and rear, however it is noted that no.25 has a rear extension. Due to this, and whilst the proposed rear extension would be higher than that at no.25 it is not considered that unacceptable overbearing or loss of light would result. There are 2 x roof windows proposed on the north east facing elevation. These would be

approximately opposite the side roof dormer at no.25, however, revised plans show the proposed roof windows to be obscure glazed and therefore it is not considered that an unacceptable loss of privacy would result. The proposed windows at the rear would face directly to the rear, not considered to result in an unacceptable loss of privacy.

- 7.5 Consequently, it is not considered that the proposal would have an unacceptable 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

The proposal would create a 3 bedroom property (currently 2), therefore 2 car parking spaces are required to accord with the Councils parking standards. This can be provided for on the existing driveway. The proposal is considered to be acceptable having regard to policy DM13 of the HBLP (CS).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on character of the area and the neighbours 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/20/01105 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 (1:1250)

Block Plan (1:500)

Drawing no.1 Rev D (Proposed Ground Floor Plan) received 15.03.21

Drawing no.2 Rev C (Proposed First Floor Plan) received 15.03.21

Drawing no.3 Rev B (Proposed Elevations) received 15.03.21

Drawing no.4 Rev A (Proposed Sections) received 15.03.21

Email to Local Planning Authority regarding proposed cladding material received 18.03.21

Reason: - To ensure provision of a satisfactory development.

- 3 The external brickwork and roof tiles used shall match, in type, colour and texture, those of the existing building so far as practicable. The external cladding used shall be as specified in the email to the LPA dated 18.03.21.

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 windows and rooflights serving the en-suite, bathroom and bedrooms 2 and 3 at 1st floor level in the south-west and north-east facing elevations of the building shall:-

At all times be and remain glazed with obscure glass to a height of 1.7m from finished floor level, 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.

In addition the two rooflights serving the staircase and bedroom 2 at first floor level in the proposed north-east facing elevation shall be non-opening and fixed shut at all times.

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.