
Site Address: 18 Spring Vale, Waterloo, PO8 9DA
Proposal: Single storey rear extension; raise overall ridge height; demolition of existing dormer; replacement dormer to north elevation; demolition of existing garage; erection of replacement garage and store to the rear and new entrance porch.
Application No: APP/20/00868 Expiry Date: 16/11/2020
Applicant: Mr and Mrs Southwood
Agent: Ms Toth Case Officer: Selina Donophy
 Gina Design
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, chalet bungalow located along Spring Vale, Waterloo. This dwelling has a pitched roof with the gable end facing the highway and a dormer to the south east roof slope. The elevations are formed of facing brickwork and cladding and the property has a low brick wall to the front boundary with a hard standing providing parking space for one vehicle and a grass lawn to the side.

2 Planning History

None relevant

3 Proposal

Single storey rear extension; raise overall ridge height; demolition of existing dormer; replacement dormer to north elevation; demolition of existing garage; erection of replacement garage and store to the rear and new entrance porch.

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)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain
No comment

Councillor D Keast - Cowplain
No comment

Councillor Narinder Bains - Cowplain
No comment

Environmental Health

Whilst we would prefer to see a higher flue, in view of the street scene which is predominantly bungalows, we do not feel we have grounds to object in this particular application.

If you require any further information, please do not hesitate to contact me.

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: 7

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.

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

- 7.3 This proposal comprises the raising of the existing ridge by approximately 0.9 metres , demolishing the existing dormer to the south (side) roof slope and replacing it with a dormer on the opposite (north facing) side roof slope with dimensions of approximately 5 metres depth, 1.5 metres height and 1.7 metres depth, with a sloped roof , set down below the ridge line. The dormer would have two windows which would serve an ensuite and a master ensuite which would be obscure glazed . To the south facing roof slope 5 roof lights are proposed, which would serve the master bedroom, landing and bedroom 2. The existing conservatory to the rear would be demolished and replaced with a rear extension which would have a width spanning the width of the existing rear elevation , a depth of approximately 6 metres and a height of 4 metres to the ridge and 2.5 metres to the eaves. The rear extension would form a living and kitchen area and would include two roof lights to each side roof slope (north and south) and the rear elevation would be almost fully glazed at ground floor level . Other alterations comprise the enlargement of the first floor, front elevation window which would serve bedroom 2 as well as the addition of a window to the front elevation at ground floor level which would serve bedroom 3. There would also be a window added at first floor level to the rear which would serve the master bedroom and an additional door to the south side elevation leading into a utility room and some reconfiguring/additions to fenestration to the side elevations at single storey level as well as a pitched roof canopy to the front elevation.
- 7.4 The proposals would result in a reasonable difference in appearance to the property. The increased ridge height is not judged to create any notable impact as this would be a fairly minimal increase and there are many examples in the surrounding vicinity of alterations to front porches/canopies and some dormer additions to the roof. The main impact to the appearance of this property would comprise the proposed alterations to materials which include cladding to all elevations as well as the garage which would be set back towards the south of the main property alongside the side boundary of the site and would have a sloped roof with a maximum height of 2.9 metres. The streetscene follows a pattern of similarly designed properties to no 18 as well as pitched and hipped roof bungalows and it is noted that although there is some variation in materials to these , the majority of which comprise of brickwork and render. As there is very little cladding exemplified in the surrounding area it is judged to be critical that the proposed cladding does not cause harm to the streetscene in its final appearance. A condition has been applied to agree the specification of this prior to any above ground construction so as not to result in any adverse impact on the character of the area. Roof tiles are proposed in slate which is judged to be acceptable within the context of the area.
- 7.5 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

- 7.6 To the north east of the application site is no 20 Spring Vale. The proposed rear extension would come close to level with the rear elevation of the existing single storey extension at no 20. Although there is a window to the side of this extension at no 20,

this is a dual aspect window and this room is served by windows to the rear and therefore the proposed extension in close proximity to the boundary is not judged to have a significant impact in terms of loss of light to this room. The roof lights would be set into the roof and, at single storey level, would not overlook into no 20. The dormer proposed would incorporate two windows, one serving a bedroom and the other a master ensuite. These would both be obscure glazed and therefore would not result in any overlooking.

- 7.7 To the south west of the site is no 16 Spring Vale. The proposed extensions are set of a reasonable distance from this side boundary so as to reduce any overbearing or overshadowing impact. The rooflights proposed to the south roof slope would serve the two first floor bedrooms and landing - the existing dormer which would be demolished as part of this application previously has much larger windows facing this direction and therefore these windows would not create any additional overlooking towards no 16. The garage proposed to the rear would be sited alongside the garage at no 16 and would not have any impact upon the amenity of no 16.
- 7.8 To the rear are nos 63- 65 Hazleton Way. This proposal would result in an additional window to the rear at first floor level , however the length of the rear garden of no 18 is approximately 25 metres and this is considered an adequate separation distance so as to reduce any overlooking towards the rear.
- 7.9 The proposals also include a wood burner and associated flue . Environmental Health have been consulted in regard to this and have stated that whilst a higher set flue is preferred , they would not uphold any objections in this instance.
- 7.10 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

- 7.11 There are 3 existing bedrooms at this property and this proposal would result in an additional bedroom, creating a total of 4 bedrooms at the property. There is judged to be substantial parking on site to allow for the 3 parking spaces required on site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on 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/20/00868

(A)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:

Agreement to condition received on the 18.11.2020

10338.01 Location plan

10338.02 Proposed block plan

10338.05 Proposed floor plans

10338.06 Proposed north and south elevations

10338.07 Proposed west and east elevations

10338.08 Streetscene

Design and Access statement received on the 07.10.2020

Reason: - To ensure provision of a satisfactory development.

- 2 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor dormer on the side facing north east shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.