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Site Address: 6 Winscombe Avenue, Waterloooville, PO8 8DX  
Proposal: Proposed loft conversion with existing hip extended to new gable end with dormers to front and rear; cladding to elevations.  
Application No: APP/20/00791                      Expiry Date: 12/11/2020  
Applicant: Mr Raven  
Agent: Mr Barker                      Case Officer: Bee Crawford  
                    GDB Technical Architecture  
Ward: Cowplain  
Site Visit Date:

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a semi-detached bungalow with a brown tiled pitched and hipped roof and elevations of white painted render and red multibrick. The site is level with a 0.5 metre high wall to the front and side. The rear garden has a patio area and lawn, enclosed to all boundaries with fencing.
- 1.2 The adjoining semi-detached bungalow is to the north, west, a detached bungalow is to the east, a pair of semi-detached bungalows are to the south, a detached chalet style bungalow is opposite and the rear garden of a property in Conifer Close is to the rear. The area is of medium density with two storey semi-detached and terraced properties, detached and semi-detached bungalows and chalet style dwellings of mixed age, style and design.

*Note - Due to Coronavirus only a drive by site visit was carried out.*

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for the conversion of the loft with a gable build-up, front and rear dormers and cladding to dormer cheeks and gable end.

## **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)  
AL3                      (Town, District and Local Centres)

Havant Borough Pre Submission Local Plan 2036

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

## **5 Statutory and Non Statutory Consultations**

None.

## **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) 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 The proposed roof extension and front dormer would be visible from the public realm, although the property is set back 8 metres from the highway. The properties in the immediate area are diverse in nature and it is noted there are several other properties with similar types of development within the vicinity. The proposed dormers are of a modest size and have been set in from the roof edge and below the ridge as recommended in the Havant Borough Council Borough Design Guide. Although flat roof front dormers are not generally supported, there are many other examples of similar flat roof front dormers within the surrounding area, and it would be inappropriate to now resist the proposal for its impact in street scene terms.

7.4 The proposed cladding on the dormers and gable end is deemed to be appropriate, given the mixed pallet of materials to the properties in the surrounding area.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged 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 Effect on 8 Winscombe Avenue - side/north

This property is situated to the west adjoining the application site and has an existing loft conversion with front and rear dormers. Whilst there could be the perception of an increase in the level of overlooking from the rear dormer to this property, the nearest window serving a bedroom is set in 1.5 metres from the boundary. Furthermore, in isolation, the gable build up and rear dormer could be built without planning permission. The impact is therefore considered to be acceptable in planning terms.

7.7 Effect on 4 Winscombe Avenue - side/south

This property is a semi-detached bungalow situated to the south of the application site and has a plot of a similar depth. Again, there could be the perception of an increase in the level of overlooking from the rear dormer to this property. However, the nearest window serving a bedroom is 1.7 metres from the roof edge and the western elevation of this neighbouring property is a further 2 metres away. Again, in isolation the gable build up and rear dormer could be built without planning permission. The impact is therefore considered to be acceptable in planning terms.

7.8 Effect on 7 and 9 Winscombe Avenue - opposite/west

There is a distance of approximately 30 metres between the front elevations of these properties and the front elevation of the application site, with the road in between. Any impact is therefore considered to be acceptable in planning terms.

Effect on 4 Conifer Close - rear/east

7.9 The side elevation of this property is in excess of 30 metres from the proposed rear dormer which meets the 24 metre distance recommended in the Havant Borough Council Design Guide SPD. Any impact is therefore considered to be acceptable in planning terms.

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 is an increase in the number of bedrooms from two to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and a condition is recommended to retain the spaces for parking at all times.

## 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00791 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 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.
  
- 3      The car parking shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use 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.
  
- 4      The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drg no. 01a Location, block and parking plan  
Drg no. 02 Existing ground floor and roof plan  
Drg no. 03 Existing elevations and section plan  
Drg no. 04 Proposed ground floor, first floor and roof plan  
Drg no. 05 Proposed elevations and section plan  
**Reason:** - To ensure provision of a satisfactory development.