Site Address:	Rosebud Cottage, Stakes Hill Road, Waterlooville, PO7 5UB		
Proposal:	Proposed single storey rear extension with first floor roof accommodation and flat roofed dormers; conversion of front integral double garage into habitable accommodation with external alterations including raising of ridge, hip to gable enlargement and replacement dormers. (Revision to APP/20/00301).		
Application No:	APP/20/01027	Expiry Date:	24/12/2020
Applicant:	Mr & Mrs Brewer		
Agent:	Mr Harding BH Architecture Ltd	Case Officer:	Tina Pickup
Ward:	Stakes		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site relates to a detached chalet style dwelling located on the eastern side of Stakes Hill Road, backing onto Crookhorn College site. The character of the area is predominantly residential in nature with the school/college to the rear and a care home opposite to the north. The surrounding land undulates such that at this point the slope falls from south to north - the application dwelling is therefore set slightly higher than Wyngar to the north and slightly lower than Priory Barn to the south. Stakes Hill Road is a C classified road.

1.2 The application dwelling is constructed in mock tudor style with white panels between timbers, beneath a plain tiled hipped roof with pitched roof dormers. The dwelling has an approximate 'L' shaped footprint, with the length being sited close to the southern boundary and set back from the front boundary by about 8.5m. The set back return of the 'L' shape includes a gable end with dormer in the roof, and at this point there is a 4m separation to the northern side boundary.

1.3 Vehicular access is currently taken from the northern corner with a hard surfaced drive running along the northern side of the dwelling and in front. The forward most part of the dwelling previously contained an integral garage, with small flat roof element before the pitched roof above, which has recently been converted to living accommodation.

1.4 To the rear the garden slopes up to the east, such that there are retaining walls and steps up from the existing sitting out patio area directly outside the dwelling to the higher level grassed garden.

1.5 The siting and layout of the adjacent properties is generally staggered. Priory Barn is set back behind the application dwelling and close to the shared boundary, such that it forms a dominant and enclosing structure when viewed from the application site garden. This property has a single storey side extension very close to the boundary, with roof lights in its sloping roof, serving a kitchen. There are also other minor secondary windows in the side elevation, some obscure glazed, and a small dormer such that direct overlooking could be possible, but mature planting on the application site currently acts as a screen and preserves privacy.

1.6 Wyngar to the north is a small low profile bungalow, built in part right up to the shared boundary and approximately aligned with the forward length of the application dwelling. The set back return of the application dwelling is set behind the original rear elevation of Wyngar. Wyngar has a rear conservatory and small single storey rear extension, sited centrally across its rear elevation, such that the closest room to the shared boundary is

a bedroom with single window already in a set back and tunnelled position. The private sitting out area of Wyngar sits adjacent the side gable of the application dwelling at a slightly lower level, with small retaining wall and 2m close boarded fence above on the boundary.

2 Planning History

2.1 88/51809 - Extensions front and rear to include accommodation in roof and garage at front
Refused 25/08/1988 for 3 reasons:
1. excessive depth and bulk affecting light available to, outlook from, and amenities of occupiers of adjoining properties;
2. undesirable over intensive use of the site having an adverse effect on amenities of occupiers of adjoining properties;
3. LPA not satisfied that proposal could be undertaken satisfactorily given the slope of the land and proximity to the southern boundary

2.2 89/51809/1 - Two storey front extension forming double garage and rooms in roof, extension at rear and additional dormers in roof
Permitted 21/04/1989

2.3 The refused scheme, although back in 1988, proposed a very similar footprint to the both APP/20/00301 and the current proposal and is considered relevant. The subsequently permitted scheme omitted the large rear extension and instead proposed just the front garage, loft conversion with dormers and a small infill rear extension, in the south-eastern corner. This permitted scheme was implemented and represents the current existing dwelling. There were no conditions requiring the retention of the garage for the parking of vehicles.

2.4 APP/20/00301 - Proposed single storey rear extension with gabled roof providing first floor accommodation with flat roofed dormers; conversion of integral double garage into habitable accommodation with external alterations; installation of flue for log burner (south elevation)., REFUSED 07/09/2020

The reason for refusal stated:
The cumulative effect of the proposed additional side gable with flat roof dormer and flat roof infill, would lead to a bulky roof design. Given the siting, level difference and orientation this would result in an excessive building bulk adjacent to Wyngar, creating a dominant sense of enclosure with loss of sky scape, detrimental to the visual outlook, light available to and amenities of the occupiers of this property. The proposal is therefore contrary to the adopted Borough Design Guide SPD, 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy E1 of the emerging Havant Borough Local Plan 2036 Pre-Submission Draft and the National Planning Policy Framework.

3 Proposal

Proposed single storey rear extension with first floor roof accommodation and flat roofed dormers; conversion of front integral double garage into habitable accommodation with external alterations including raising of ridge, hip to gable enlargement and replacement dormers. (Revision to APP/20/00301).

This revised proposal attempts to overcome the previous reason for refusal by introducing a hip roof to the rear addition and now includes raising the ridge of the front part of the site by 0.7m and changing the front hip to a 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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E22	(Amenity and pollution)
DR1	(Delivery of Sustainable Development)
E1*	(High quality design)
IN3	(Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Southern Water
Public sewer crosses front of site and proposal close and building over not normally permitted. Investigation required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for SW to allow building over/close to the sewer. Applicant advised to apply for approval through the Build Over Public Sewer application process.
Request condition to protect apparatus
If any other sewer found an investigation will be required before further works commence
Surface water disposal should be in accordance with part H3 Building Regs hierarchy

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Proximity - Rear extension will align with our kitchen, running parallel with a ground floor bedroom and bathroom incurring issues with privacy, noise, light and overlooking due to proximity. Will be detrimental to our amenity	Noted - see section 7
Overshadowing/loss of light - will impact light to bathroom and hallway which borrows light from bathroom; also kitchen window affected	Noted - see section 7
Privacy/outlook/overlooking - view from rear dormer will be down into kitchen window/skylight resulting in loss of privacy; and will be within 20feet of our first floor side dormer resulting in cross issues of privacy & noise for both properties; ground floor rear doors close to our bathroom & kitchen windows affecting privacy & noise;	Noted - see section 7
Raising of roof at front - and replacement side dormer increases size of structure which is already overbearing and loss of privacy to our front area;	Noted - see section 7
Other - large summer house in rear garden runs width of garden and affects light pollution into our garden and living room and is unavoidably visible from our garden	This structure is permitted development under Class E as an outbuilding
Request - visit from our house; if permission granted hours of operation are controlled, currently all weekend with flood lights; construction vehicles currently blocking cycle & footpath outside site endangering access and school children	Internal site visits not currently possible; Informative can be added re hours of work; police or traffic enforcement issue re illegal parking
Out of character and will overlook neighbours; disruption in road for months with large lorries parking on zigzag lines and vans parked on pavement; they have broken the boulders on the verge, mud everywhere and with 3 schools children can't social distance.	Noted - see section 7 Police or traffic enforcement issue re illegal parking
No planning application for brick built accommodation in the rear garden.	Permitted development as a Class E outbuilding

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
(v) Other matters raised

(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. It is the detailed impacts on neighbouring amenity arising from the proposal that needs careful assessment, particularly given the level differences at the site.

7.3 It is noted that the conversion of the garage into habitable accommodation (that has already been largely implemented) is in fact permitted development. Since no condition restricted the conversion of the garage into habitable floor space then this element is acceptable in principle as permitted development.

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

7.4 The proposed works relate to both the rear part of the site and the front forward projection. Whilst the rear element would not be seen from any public viewpoint, it is acknowledged that the revised design through use of hipped roof, reduces the amount of flat roof element and improves upon the previous bulky and poor design solution.

7.5 The front element however would involve raising the ridge by about 0.7m by widening the pitched roof to also cover the existing small flat roof. There would be no further increase in footprint at this front element, just the reconfiguration of the roof above, including gable end. This would alter the appearance in street scene terms but it is noted that the character of the area is very mixed, with the property two properties to the north also having a forward gable projection closer to the road. The increased height and roof would remain set back some 9m from the highway and this separation avoids any visual dominance to the street scene. Overall it is considered that the change in roof profile would not detrimentally harm the character of the area or street scene.

7.6 It is also noted that the 1988 refusal included a reason relating to an undesirable over intensive use of the site. However the overall site is significant, having a rear garden length of some 40m. Overall it is now considered that the plot could accommodate, in principle, an extension creating a 4+ bed sized dwelling, whilst remaining commensurate with the site and character of area.

(iii) Effect on neighbouring properties

7.7 It is the detailed impact on neighbouring amenity that is considered the key consideration in the determination of this application. Considering the rear element first: The revised plans introduce a hipped roof above the 5.8m deep rear extension. The proposed infill dormer and new rear dormer would align in height with the existing rear dormer, with the pitched ridge element projecting just about 0.2m above. This would significantly reduce the bulk of the development when seen from both side neighbours.

7.8 From Priory Barn, due to the level difference, the proposed extension would sit much lower such that it would be below the roof lights serving the kitchen, and dormer above, which would therefore remain unaffected in outlook and light. The ground floor windows in the side elevation of Priory Barn would align with the extension and be marginally affected by the proximity of the proposal. But these windows are all secondary or non-habitable and some obscure glazed. Currently there is high vegetation on this boundary which would block light, so it is considered that the difference to light and outlook would be minimal. Furthermore the development lies to the north and these windows don't receive direct sunlight at present. Any loss of daylight to these

non-habitable rooms, would be marginal and not sufficient to warrant a reason for refusal. The third party letters also raise issues of cross overlooking, privacy and noise disturbance, but in built up residential areas this is not unusual.

7.9 The site is however higher than Wyngar which is a low profiled bungalow set further forward. The previous gable end was considered to create a dominant sense of enclosure with loss of sky space affecting outlook and amenity to the residents of Wyngar. The revision to hip end with associated reduced rear dormer would be far less dominant; the roof would recede away behind the existing gable side which would remain the dominant feature. Wyngar is sited to the north of the development but the low height and separation distance of 4m is considered sufficient to minimise any additional overshadowing to either Wyngar's conservatory or sitting out area. The existing bedroom window in the southern corner of Wyngar already has a tunnelled outlook but this proposal would not make this worse. Overall the change to roof profile is considered sufficient to overcome the previous concerns, and the effect on the occupiers of Wyngar will be reduced sufficiently to be less harmful.

7.10 With respect to the front alterations and increase in ridge height of 0.7m, this also has a sufficient separation to Wyngar to be unobtrusive and not overly dominant. This forward element does sit close to the shared boundary with Priory Barn, but aligns with their front drive, a less private area of the curtilage. The roof slope would continue to slope away exactly as currently, and the small increase in height, set away from the shared boundary, would not be overbearing. The orientation is such that any overshadowing from the increase height would not unduly impact Priory Barn. The enlarged dormer on the side roof slope facing Priory Barn serves a stairwell and can be conditioned to be obscure glass to avoid any perception of overlooking.

7.11 Overall it is considered that as a result of the levels across the site and orientation, the revised design with hipped roof, would, on balance, not result in any material harm to the light available to or outlook from both neighbour's windows and sitting out areas. 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) <u>Parking</u>

7.12 Whilst the integral garage has been lost, nevertheless there is ample space for the parking of several vehicles on the existing hard surfaced drive and frontage. As a 4+ bed dwelling, the adopted Parking SPD would require at least 3 on site spaces. These have been shown on the block plan and can be achieved and there is therefore no objection on parking grounds.

(v) <u>Other Matters</u>

7.13 Third party representations refer to an outbuilding that is currently being built on site. This has been confirmed to be within the size criteria to be permitted development under Class E of the GPDO and is to provide space for a spa, bar, toilet and shower, which would all be incidental to the enjoyment of the dwellinghouse uses. In constructing this outbuilding it is also alleged that builders hours have been un-neighbourly and the front highway verge damaged by vehicles. The agent has been advised of the need to comply with Environmental Health guidelines on operation hours and an Informative can be attached. Any illegal parking would be a matter for the police or traffic enforcement team, and the applicant may be obliged to repair the highway at his expense at the end of the build process.

7.14 With respect to drainage and Southern Water comments the agent has checked the positions of man hole covers on site and it appears that there is an implied sewer on the angle and until Building Regulations trial holes are dug it is not yet known whether any foundation or ground works will be necessary and fall within the sewer easement. Therefore it is necessary to condition this matter, but to enable the rear extension to proceed first, it is requested that the wording of this condition relate specifically to the implementation of the front development only.

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/20/01027 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 & Location Plan Drawing No. 5
Proposed Ground Floor & Elevations Drawing No. 2
Proposed First Floor Layout, Elevations and Sections Drawing No. 3
Existing & Proposed Roof Layouts Drawing No. 4
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.

4 The enlarged dormer window in the south-western roof slope of the hereby permitted extensions, shall at all times be and remain glazed entirely with obscure glass, 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.
Reason: In the interests of the amenities of the occupiers of the adjacent dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 No development shall commence on the hereby approved front alterations including raising of the ridge, hip to gable enlargement and replacement dormers, unless and until the measures which will be undertaken to protect public sewers have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures
Reason: In the interests of protecting public utility infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.