
Site Address:	26 Deverell Place, Waterloooville, PO7 5ED		
Proposal:	Proposed single storey front extension and raise ridge and gable ends of main roof with dormers.		
Application No:	APP/20/01042	Expiry Date:	12/01/2021
Applicant:	Mr Sherpherd		
Agent:	Mr C Mallen	Case Officer:	Jane Burton
	Thorns - Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.26 Deverell Place is a detached bungalow constructed of brick and tile with a hipped roof and front projection. The site is located at the end of a cul de sac, set back further than the main front building line of the street. The surrounding area is residential with detached and semi-detached dwellings of a similar age and height, some of which have been altered and extended with dormers. Allotments are to the rear of site.

The site is in the urban area as defined by the local plan.

2 Planning History

92/57347/001 - Conservatory at rear (PERMITTED)

3. Proposal

The proposal consists of a front extension to the east side of the building (infilling to the front building line of the bay), and extensions at roof height - raising the roof height by approximately 0.8m and extending to the front and rear, incorporating the existing front projection and creating gable ends to the front and rear. Dormer extensions are proposed to each side of the roof slope. The proposals would create first floor habitable accommodation.

The proposed materials would be brickwork, hanging tiles to the dormers, and concrete tiles to the roof to match the existing.

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)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)

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 Gary Hughes

No comments received

Councillor Husky Patel

No comments received

Councillor Ms C Howard - Purbrook Ward

No comments received

Developer Services, Southern Water

Requests a pre-commencement condition re. measures to be undertaken to protect public sewers.

Advises that the development would be close to a public surface water sewer which is crossing the site.

Full response on IDOX and sent to applicant under separate cover..

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

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

(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 infill extension to the front is of modest depth and would not extend beyond the building line of the existing bay element. Apart from the front extension there is no change to the footprint of the building compared to existing.

The extensions at roof height would increase the height and mass of the roof compared to existing, however a pitched roof would be utilised and given the property position at the end of the cul de sac, the set back on the main building line of the street and with some decrease in level at this part of the street it is not considered that the proposal would be over dominant, or over prominent in the streetscape. It is not considered that the change from hipped to a gable end design would be harmful to the streetscape.

It is considered that the visual appearance of the proposal could have been improved by the dormers being set in further from the roof eaves and side building lines, however the applicant did not wish to alter this element. Given that the dormers would be set down from the proposed roof ridge (given the increase in height) and set back on the building, and in consideration of permitted development options, it was not considered that an amendment could be insisted upon in this instance.

The proposed materials are considered to be acceptable, and can be secured by condition.

Overall, it is not considered that the proposal would be unacceptable in design and appearance, having regard to 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.28 Deverell Place is the neighbouring property to the west. The closest side elevation of no.26 is approximately 1m distance to the side boundary with no.28, and approximately 3m distance to the side elevation of no.28. There are windows on the facing elevation of no.28. The proposals would increase the height, pitch, and extent of the roof closest to no. 28. In addition, a dormer would be added to roof adjacent to the side of no.28. As such it is considered that the proposed extensions would have some impact on no.28. However, the proposed roof would pitch away from no.28, and there is a reasonable gap between side elevations. Overall it is not considered that the proposal would have a significant detrimental impact, or change from existing, in respect of overbearing, loss of light, or visual impact.

The side dormer would have two windows facing toward the side elevation of no.28. Given the proximity to the boundary - to ensure that there is no loss of privacy to no.28 it is recommended that a condition is attached that windows to this dormer should be obscure glazed and non-opening unless at high level.

The rear gardens of no.49 and no.51 Lone Valley are adjacent to the site to the east. The closest side elevation of no.26 is approximately 3.5m from the rear garden boundaries of no.49 and no.51 Lone Valley. Given the existing relationship and extent of the alterations it is not considered that unacceptable visual or overbearing impacts would result. However, it is considered that the introduction of a dormer window at first floor may result in some loss of privacy to the rear of these properties on Lone Valley. As such it is recommended a condition is attached that windows to this dormer be obscure glazed and non-opening unless at high level.

No.24 Deverell Place is opposite no.26 to the south. There is sufficient distance between the front elevations that no unacceptable amenity impacts are considered to result.

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, 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.

Car parking provision

The submitted information shows parking spaces for 3 vehicles to the side of the dwelling (the garage and two driveway spaces) which accords with the Councils parking standards for the proposed size of dwelling.

Protection of public sewers

The consultation response from Southern Water set out that the development would require building close to a public sewer, and that this is not normally permitted by Southern Water. Southern Water have requested that a pre commencement condition is attached to any planning permission, requiring measures to be taken to protect the sewer be submitted to and approved in writing by the LPA in consultation with Southern Water. The applicant has agreed to the attachment of this pre-condition.

8 **Conclusion**

The scale, siting and design of the proposal would have an acceptable impact on the character of the area and neighbours in accordance with policy. The proposal is considered to be appropriate and is recommended for approval subject to conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01042 for the following reasons/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), Parking plan, 4180 20 1 (Loft Conversion Existing and Proposed Plans) received on 17.11.20

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 Prior to first occupation of the extensions hereby permitted the windows to the dormer extension on the east facing (side) elevation, and the windows to the dormer extension on the west facing (side) elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level 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.

- 5 Prior to the commencement of the development hereby permitted the measures which will be undertaken to protect public sewers shall be 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.