
Site Address:	107 Roundway, Waterlooville, PO7 7QB		
Proposal:	Conversion of roof space with front and rear dormers.		
Application No:	APP/20/00884	Expiry Date:	19/11/2020
Applicant:	Mr M Parfett		
Agent:	Mr D P Manns	Case Officer:	Denise Sheath
	D M Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

107 Roundway, Waterlooville, is a link detached dwelling with a converted garage located to the north elevation, which is attached to the neighbouring garage. The dwelling is two storey with a pitched roof and constructed from red brick. To the front elevation is a driveway with the converted garage set back from the front wall of the house. The dwelling has been extended at the rear extension (study), which leads on from the rear of the garage and beyond this, a rear conservatory. The level at the site decreases from the front to the rear.

Note - Due to Coronavirus a drive by site visit was undertaken the applicant also supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/11/01059 - Demolition of existing conservatory. Construction of single storey rear extension. Garage conversion., PERM,22/07/2011

3 Proposal

Conversion of roof space with front and rear dormers.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 4

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 proposal is for a the conversion of the roof space including flat roof dormers to the front and rear elevation of the former garage which was converted into a games/ utility room under planning permission APP/11/01059, the proposed roof alterations would allow for the reconfiguration of the 1st floor of the property. The proposal would not seek to create additional bedrooms at the property but to move bedroom 3 within the roof space of the former garage. The proposed front dormer would be visible from the public realm, neighbouring properties at No.105 and No.113 Roundway have a similar front and rear dormer to their existing garages, therefore the proposal would not be out of keeping within the streetscene and would be considered acceptable.

7.4 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

- 7.5 The proposed front and rear dormer would not be readily visible to the neighbouring property to the south or have a detrimental impact to the woodland area to the rear elevation. Therefore any impact would be considered acceptable.
- 7.6 The proposed front dormer would have a distance of over 20m from the neighbouring property to the east (No.92) which is situated on the opposite side of the highway from the application site, any additional overlooking would be to the front facing elevation of the property which are currently readily visible from the public domain. Therefore any impact upon this neighbouring property would be minimal and acceptable
- 7.7 The proposal would have the most impact on the adjoining neighbouring property to the north elevation (No.109), the proposed rear dormer could be perceived to create an element of overlooking, this element of overlooking would already be established by the windows at the first floor rear elevation, therefore any impact from the proposed development would be considered acceptable.
- 7.8 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.

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/20/00884 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:

Application Form - Received 24 September 2020
Location Plan - Drawing No. PARFETT-02A - Received 24 September 2020
Block Plan - Drawing No. PARFETT-02A - Received 24 September 2020
Existing and Proposed Elevations and Floor Plans - Drawing No. PARFETT-01A - Received 24 September 2020

Reason: - To ensure provision of a satisfactory development.
- 3 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.