
Site Address:	25 Charlesworth Drive, Waterlooville, PO7 6AX		
Proposal:	Loft conversion including side dormers with retrospective timber/composite cladding in light grey on first floor and render on ground floor.		
Application No:	APP/20/00831	Expiry Date:	09/11/2020
Applicant:	Mr & Mrs Libby		
Agent:	Mr Stantiall	Case Officer:	Joseph Toole
	Pario Consulting Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

25 Charlesworth Drive, Waterlooville, is located on the northern side of Charlesworth Drive. The application site is a detached bungalow. Vehicular access is from Charlesworth Drive with parking to the front and side following the removal of the garage.

The property is located within a residential area in which some are of the same design and some of which differ.

Under the reference 29412/1, the application site obtained planning permission for side dormers on the condition that any window at first floor level on the eastern elevation shall be glazed with obscure glass and shall be non opening. However, this permission was never implemented. Under the reference 89/54179/1 the application site was refused permission for side dormers. The reasons for refusal was down to the proposed dormers being of excessive bulk, out-of-keeping with the elevational treatment of the dwelling and would therefore detract from the appearance of the premises and the spatial characteristics of the street scene. Under recent applications references APP/20/00137 and APP/20/00501 for loft conversion including side dormers was refused due to design elements and overlooking concerns.

2 Planning History

APP/20/00137 - Loft conversion including side dormers., REF,15/05/2020

APP/20/00501 - Loft conversion including side dormers (re-submission), REF,06/08/2020

3 Proposal

Loft conversion including side dormers with retrospective timber/composite cladding in light grey on first floor and render on ground floor.

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

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 Gwen Robinson
No Comment.

Councillor Mike Seal
No Comment.

Councillor Peter Wade
No Comment.

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 11

Comment	Officer Comment
Design Out of keeping with the property and street scene. The proposed dormers are of large size and bulkily. A loft conversion with velux windows would be more inkeeping	Please see Section 7.

Impact on Neighbouring Properties Concerns with overlooking despite obscure glazing, the windows would be opening thus overlooking the private amenity space on both sides The new window to the front on the first floor would cause harmful overlooking Concerns with overshadowing and loss of light on neighbouring properties	Please see Section 7.
Parking Impact on parking in the area	Please see Section 7.
Unauthorised Works Works are being carried out on site prior to planning permission Plans not truly representative of existing The planned Master Suite still utilises the space in the existing two storey extension, which is illegal due to no previous planning permission (Planning Permission under 29412_2 refers). There is no mention of bedroom 3 on the Plan, and the garage has been altered and roof raised	Dealt with Dealt with This was approved under 29412_2 revised plans. Dealt with

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 development would involve a loft conversion including side dormers with retrospective timber/composite cladding in light grey on the first floor and render on the ground floor. The proposed loft conversion would provide two bedrooms, an en-suite and a bathroom. To utilise the space two side dormers would be constructed. The proposed dormers would have a sloping roof design. Both side dormers would be of the same size with a length of approximately 10.8 metres, a depth of approximately 3.1 metres and a minimum height of approximately 1.5 metres and a maximum height of approximately 2.1 metres.
- 7.4 The property has undergone works on the external appearance. The red brickwork was replaced by white render and the tile hanging on the first floor was replaced by grey timber/composite cladding. As these works altered the external appearance of the property planning permission needed to be sought. This was added to the application. Along the street many properties have render and cladding therefore it is considered to be of an acceptable design. The proposed side dormers would have tile hanging to match the existing roof tiles. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be visible from the street scene. Some properties along the street have loft conversions with side dormers. It is noted No.59 Charlesworth Drive has two side dormers with a sloped roof design similar to the proposal here. Also, No.88 Charlesworth Drive has two side dormers of a larger design. Therefore, although most of the properties in the residential area are bungalows there has been loft conversions along the street which incorporate dormers of similar design to the application. Due to the design of the sloping roof being hipped back off the roof it is not considered to appear overly dominant to the existing roof space and having a negative impact on the street scene. Therefore, on balance the proposed development is considered to have an acceptable impact on the character of the area.
- 7.6 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

- 7.7 To the front there is a new window in the first floor serving the front bedroom. The works for this have been carried out and is not subject to planning control as it would fall under permitted development rights.
- 7.8 On the east side there would be three windows in the proposed side dormer. One serving the front bedroom, one in the bathroom and one in the back bedroom. All these windows on this side would be obscurely glazed and non opening below 1.7 metres floor level to reduce overlooking into No.27 Charlesworth Drive's private amenity space. This is considered not to directly overlook their private amenity space and is deemed acceptable. A condition regarding the construction and retention of these windows has been recommended. Furthermore, the side wall of property is approximately 4.1 metres from the side wall of No.27 Charlesworth Drive. Due to the sloping roof design it is not considered to appear harmful overbearing or result in a substantial loss of light to the neighbouring property. Therefore on balance it is deemed acceptable.

7.9 On the west side there would be four windows in the proposed side dormer. One would serve the front bedroom, one in the landing, one in the en-suite and one in the back bedroom. All these windows on this side would be obscurely glazed and non opening below 1.7 metres floor level to reduce overlooking into No.23 Charlesworth Drive's private amenity space. This is considered not to directly overlooking their private amenity space and is deemed acceptable. A condition regarding the construction and retention of these windows has been recommended. Furthermore, the side wall of property is approximately 5.1 metres from the side wall of No.23 Charlesworth Drive. Due to the sloping roof design it is not considered to appear harmful overbearing or result in a substantial loss of light to the neighbouring property. Therefore on balance it is deemed acceptable.

7.10 To the rear there would be no material planning alterations.

7.11 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).

(iv) Parking

7.12 The proposed development would continue to provide 3 bedrooms therefore 2 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 4 car parking spaces as shown in the site block plan. Therefore, the proposed development is in accordance with the Havant Borough Car Parking SPD.

8 Conclusion

8.1 In conclusion the proposed development is materially different to the previous two recent refusals of planning permission because the design of the dormers are considered to be more sympathetic within the dwelling which would not have a negative impact upon the character of the area and all sides would be obscurely glazed and non opening below 1.7 metres to limit overlooking. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/20/00831

- 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, Block Plan, Existing and Proposed Floor Plans and Elevations - 20019_001P_ H

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the loft conversion hereby permitted the side windows on the east and west elevations in the first floor dormers facing No.23 and No.27 Charlesworth Drive shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres floor level 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.