
Site Address:	23 Longwood Avenue, Waterlooville, PO8 8HZ		
Proposal:	Proposed loft conversion with increased ridge height and additional two side dormers.		
Application No:	APP/20/00522	Expiry Date:	03/09/2020
Applicant:	Mr Newson		
Agent:	Mr Mallen	Case Officer:	Joseph Toole
	Thorns-Young Ltd.		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

23 Longwood Avenue, Waterlooville, is located to the south of Longwood Avenue. The application site is a detached bungalow comprising red facing brick and concrete roof tiles. Vehicular access is from Longwood Avenue with parking to the front and side.

The property is located within a residential area with a mix of one and two storey properties, some of similar design and others differing.

2 Planning History

No relevant planning history.

3 Proposal

Proposed loft conversion with increased ridge height and additional two side 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

Councillor A Briggs - Cowplain
No Comment.

Councillor D Keast - Cowplain
No Comment.

Councillor Narinder Bains - Cowplain

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the foul and surface water sewer to be made by the applicant, or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:

[Southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

A) An adequate soakaway or some other adequate infiltration system

B) A water course

C) Where neither of the above is practicable; a sewer

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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: 3 (2 Support, 1 Objection).

Comment	Officer Comment
Loss of privacy and overlooking	Please see Section 7.
Supports the application with other properties in the area overlooking each other	Noted

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) Drainage

(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 increasing the ridge height with two side dormers. The proposed loft conversion would provide space for 3 bedrooms, an en-suite and a bathroom on the first floor. In order to carry out these works the existing ridge height would be increased by approximately 1.2 metres to a maximum height of approximately 6.7 metres. Both side dormers would be the same size, having a length of approximately 10.8 metres, a depth of approximately 3.3 metres with a flat roof having a maximum height of approximately 2.8 metres.

7.4 The proposed dormers would have cladding to match the existing property with slate tiles and flat roof construction. This is considered to be in keeping with the context of the main dwellinghouse.

7.5 The proposed development would be visible from the public realm. Although the works would result in the increased height of the property this is not considered to be sufficient to cause a detrimental impact upon the street scene with the area having a mix of one to two storey properties. Furthermore, the proposed side dormers would be below the ridge and off the eaves of the existing roof. Therefore, on balance it is considered to be in keeping with 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 would be 2 additional windows on the first floor serving the two front bedrooms. These would face out onto the public highway and the front gardens of the properties opposite. Therefore, it is considered not to overlook any private amenity space.

7.8 To the east side facing No.21 Longwood Avenue there would be 3 windows in the proposed side dormer, 2 in the bedroom and 1 in the landing. The window closest to the rear would be obscure glazed and non opening below 1.7m, with the two other windows being clear and opening. Due to the positioning of these windows it is not considered to have an adverse impact on overlooking No.21 Longwood Avenue's immediate private amenity space. Furthermore, due to the proposed side dormer's orientation and distance of approximately 3.5 metres from the side wall of No.21 offset by a driveway would not result in unacceptable overshadowing or appear overbearing. A condition has been recommended that furthest rear window along this elevation is obscure glazed and non opening below 1.7 metres floor level.

7.9 To the west side facing No. 25 Longwood Avenue there would be 3 windows in the proposed side dormer, serving the bathroom, en-suite and bedroom/dressing room. All

the windows on this side would be obscure glazed and non opening below 1.7 metres, therefore it is considered not to have a sufficient impact on overlooking No.25 Longwood Avenue's private amenity space. Furthermore, the proposed side dormer due to its orientation and being offset from the side wall of No.25 by approximately 3.5 metres with a driveway in between, it is not considered to result in overshadowing or appear overbearing. A condition has been recommended that all windows along this elevation are obscure glazed and non opening below 1.7 metres floor level.

7.10 To the rear there would be a window serving the back bedroom. This would face out on the rear garden. Due to increased ridge height and no existing view established on this elevation it is considered to overlook the immediate private amenity space of No.25 Longwood Avenue. A condition regarding the first floor rear window to be half obscure glazed with clear top opening window being non opening below 1.7 metre floor level has been recommended. This is considered to remove any overlooking and would therefore be deemed acceptable.

7.11 Consequently, due to the recommended conditions the proposal would not appear overbearing or lead to any adverse 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 proposal would increase the number of bedrooms from 2 to 4 therefore 3 car parking spaces are required as set out in the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces as shown in the Parking plan. Therefore, this is in accordance to the Havant Borough Car Parking SPD and thus deemed acceptable.

(v) Drainage

7.13 Southern Water were consulted on this application and raise no objection subject to an informative. The suggested informative has been added to the decision.

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/20/00522

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
Parking Plan
Existing and Proposed Floor Plans and Elevations - 4088-20-1 REV E
Section Plan - 4088 20-2 REV C
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 or be as set out in the details hereby approved.
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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the west facing elevation (facing No.25 Longwood Avenue) shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and fixed shut below 1.7 metre floor height 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the south elevation facing the rear of the property shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fixed shut below 1.7 metre floor height 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.
- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor furthest to the rear on the east elevation facing No.21 Longwood Avenue shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and fixed shut below 1.7 metre floor height 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.