
Site Address:	11 London Road, Purbrook, Waterlooville, PO7 5LG		
Proposal:	Loft conversion including hip to gable roof extension and front and rear dormers.		
Application No:	APP/20/00624	Expiry Date:	28/09/2020
Applicant:	Mr Rahman McAndrew Martin Ltd		
Agent:	Mr S Rahman McAndrew Martin	Case Officer:	Selina Donophy
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, semi-detached dwellinghouse located on the west side of London Road, Purbrook. This property has a hipped roof and is of brick construction, with a projecting bay window at ground floor level, with a shallow, monopitch, tiled roof forming a porch to the principle elevation. This pair of properties is set back from the highway by approximately 9 metres, whereas the surrounding building line is generally closer towards London Road.

Towards the south of the site is the St Johns Church Hall which houses the Happy Hearts Pre School, and to the south of that is the St Johns The Baptist's Church. Opposite the site is Rudolph Court, which is an apartment building set back from the road and set at 2 storey level. Towards the south of the site is the St John's Conservation Area.

2 Planning History

06/71706/000 - Proposed construction of drop kerb for allowance of vehicle parking., REF,20/11/2006

3 Proposal

Loft conversion.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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 Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

No comment

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public foul sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, 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.

Southern Water requires a formal application for any new connection to the public foul 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:

Case Officer comment : Please see Informative

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We don't seem to be able to view the documents ? Once downloaded, they say they cannot be viewed, as they are archived ?	Documents have been sent over

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 This proposal comprises a hip to gable roof extension and dormers to the front and rear roof slopes. The dormers proposed to the front roof slope would have hipped roofs with casement windows and would be reasonably modest in size with widths of approximately 1 metre each and heights of 1.7 metres to the hip ridge. The dormer proposed to the rear roof slope would have a flat roof, width of approximately 5.3 metres, height of 2 metres and depth of 2.7 metres. The dormer would have 2 windows, one serving a newly created bedroom and the other serving a bathroom which would be obscure glazed. The dormers would be constructed from hanging tile (vertical hung) in tile to match the existing roof tiles. A side window is also proposed to the second floor gable side elevation serving the hallway- this would also be obscure glazed.

7.4 The proposed alterations to the roof would be visible from the public realm including London Road and therefore would have some impact upon the streetscene. It is noted that a planning application at the adjoining property at no 9 was refused in 2008 (application reference 08/67046/000) which had a larger dormer proposed to the front roof slope on the basis of both parking and impact on the streetscene, specifically noting the unbalancing of the pair of properties with a hip to gable roof extension. The hip to gable roof extension proposed as part of this application could be built under permitted development which would not require planning permission and therefore is

not judged to be reasonable grounds for refusal in this case. In addition, the pair has already been unbalanced from the loft conversion at no 9 which presumably was constructed under permitted development following refusal in 2008. The dormers proposed to the front roof slope are judged to be relatively modest in scale and design and are not judged to be harmful to the appearance of the property. The dormer proposed to the rear roof slope, although of a reasonable bulk, on balance would not be visible from the street and would not be highly visible from the conservation area as it would be set back behind the hall. There are examples of similar dormers in the immediate area. Although the site is not within the Conservation Area, it is within close proximity of it. Despite this, for the reasons outlined above, including the allowance of some alterations under permitted development and the subservient appearance of the dormers to the front roof slope there is not judged to be any harmful impact to the Conservation Area.

- 7.5 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

- 7.6 Towards the south of the application site is no 9 London Road, which is the adjoining property. The proposed alterations are not judged to have any significant impact upon no 9, there would be an additional window at second floor level serving a bedroom but this would look down the garden and is not considered to have any overlooking impact.
- 7.7 To the north of the application site is no 17 London Road - the dormer window closest to this side would serve a bathroom and would be obscure glazed and the side window serving the hallway would also be obscure glazed. Impact on the amenity of this property is not considered harmful.
- 7.8 To the rear of the site is the rear garden, followed by a parking area and properties along Purbrook Gardens and the proposals are not considered harmful to the amenity of these properties.
- 7.9 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.

(iv) Parking

- 7.10 The proposal would result in 1 additional bedroom. The parking plan supplied with the application shows that 3 parking spaces can be accommodated towards the rear of the site which are accessed from the rear from Purbrook Gardens.

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/20/00624

(A) 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:

01A Site location and block plans

03A Proposed plans section and elevations

04A Parking plan

Design and access statement received on the 31.07.2020

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.

- 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 bathroom window in the second floor on the rear elevation facing west and the hallway window in the second floor on the side elevation facing north 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 is 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.