
Site Address:	25 Charlesworth Drive, Waterloooville, PO7 6AX		
Proposal:	Loft conversion including side dormers.		
Application No:	APP/20/00137	Expiry Date:	14/04/2020
Applicant:	Mr & Mrs Libby		
Agent:	Mr Stantiall	Case Officer:	Joseph Toole
	Pario Consulting Limited		
Ward:	Waterloo		

Recommendation: **REFUSE PERMISSION**

1 Site Description

25 Charlesworth Drive, Waterloooville, is located on the northern side of Charlesworth Drive. The application site is a detached bungalow with red brick on the ground floor, tile hanging on the first floor with concrete roof tiles. 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 as the application site and some 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.

2 Planning History

29412/1 Proposed side dormers. Approval (1982). Never implemented.
89/54179/1 Proposed side dormers. Refused (1989).

3 Proposal

Loft conversion including 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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

No Comment.

Environmental Health

No objection in principle to this application, but would ask that the following informatives be added to any positive decision notice, if consent were to be granted.

Informatives:

Regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Regarding Bonfires:

You are hereby advised to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke nuisance.

Regarding Dust Control:

You are hereby requested to ensure that appropriate measures are employed for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust nuisance.

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: 12

Comment	Officer Comment
Design - Out of keeping with the character of the area - Oversized design - Loss of light to surrounding properties	Please see section 7.
Parking - Lack of sufficient car parking on site.	Please see section 7.
Neighbour Amenity - Loss of privacy due to overlooking into immediate private amenity space.	Please see section 7.
Private Matter The property owner is a builder and not likely to be living in the property, but to increase the size to then sell on, or rent to multiple occupancy.	Not a material planning consideration.
Enforcement Matter A rear extension was built (increasing the length of the bungalow by approx. 20 feet). This was a single storey. It is in fact a two storey, from ground to full height roofline. I do not believe this extra height had any planning permission, and the proposed loft conversion extends into this roof space.	Planning permission under 29412_2.

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) Noise and Disturbance

(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.

7.4 From the site visit carried out and objections raised by the neighbouring properties there were concerns with regards to the design, massing and loss of private amenity the proposed development would create. Discussions took place with the applicant's agent to seek to resolve these issues. The applicant's agent did amend the plans however it was considered not to go far enough at addressing the issues raised.

7.5 It is considered that the bulk and massing of the proposed loft conversion with the side dormers would be inappropriate to the context of the existing property's roof space. Thus, it would significantly detract from the appearance of the property and would be deemed unacceptable.

7.6 The proposed development would be out of keeping with neighbouring bungalows which are pitched roofed at the same height and design. It is therefore considered that the proposal would have a significant adverse effect on the character of this end of Charlesworth Drive and upon the street scene.

7.7 The design and appearance of the proposal is deemed inappropriate to context to the main building and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would result in an adverse impact on the visual amenity of the locality. In accordance with guidance in the NPPF permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

(iii) Effect on neighbouring properties

7.8 Although efforts were made to reduce overlooking into the neighbouring properties, the proposed landing window on the west elevation would allow views into the private amenity space of No. 23 Charlesworth Drive. This is considered to have an adverse impact on the occupiers of No. 23 Charlesworth Drive and is deemed unacceptable.

- 7.9 The proposed development is considered to appear overbearing and would overshadow the adjacent neighbouring properties resulting in the loss of light. This is considered to have a significant negative impact on neighbours and would be deemed unacceptable.
- 7.10 The scale of the proposal would cause unacceptable harm to the amenity of neighbours through the loss of privacy and overbearing nature of the development and therefore is contrary to Policy CS16 of the Havant Borough Core Strategy.

(iv) Parking

- 7.11 The proposed development would result in the increase in the number of bedrooms from 3 to 4 therefore 3 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.

(v) Noise and Disturbance

- 7.12 Environmental Health were consulted on this application due to the amount of complaints the applicant's have received with regards to carrying out bonfires and working outside social hours. They raised no objection to the proposed development however they suggested informatives to be attached if the application would receive approval.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have an unacceptable and significant impact on neighbours properties and the locality and is therefore considered to be inappropriate and recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/20/00137

- 1 The design and appearance of the proposal is deemed inappropriate in the context to the main building and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and the National Planning Policy Framework. It is considered that the scheme would result in an adverse impact on the visual amenity of the locality.
- 2 It is considered that the proposal will appear overbearing, lead to overlooking, result in the loss of light and would have a detrimental and a significant impact on the properties immediately adjacent to the application site contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and the National Planning Policy Framework