
Site Address:	183 Winterslow Drive, Havant, PO9 5EB		
Proposal:	Loft conversion with balcony to rear.		
Application No:	APP/20/00210	Expiry Date:	04/05/2020
Applicant:	Mr K Matuiza		
Agent:	Mr I Reed	Case Officer:	Selina Donophy
	Architectural Planning Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is an end of terrace, two-storey dwellinghouse located on the north side of Winterslow Drive, Havant. This property is of red brick construction, with a pitched roof and projecting porch to the front elevation with an overhanging clay tile roof. It has parking space to the front and the rear backs onto Thicket Lawn which forms part of the Sir George Staunton Conservation Area.

Due to coronavirus it has not been possible to undertake a site visit for this application , therefore this report is informed by photos supplied by the applicant.

2 Planning History

APP/16/01087 - Prior notification for single storey development extending 4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 4 metres.
, GPDC,16/11/2016

3 Proposal

Loft conversion with balcony to rear.

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)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No comments received

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 incorporates a dormer loft conversion with a juliet balcony to the rear. This dormer would have a flat roof, with materials comprising hanging tile and dimensions of approximately 5.3 metres in width, a height of 2.5 metres and a depth of 3.5 metres. There would be one dormer window serving an ensuite and a juliet

balcony with two side windows serving the master bedroom . The proposal also includes a window at second floor level on the gable end serving a landing which would be obscure glazed as well as two roof lights to the front roof slope.

- 7.4 In design terms this proposal remains somewhat contrary to the HBC design guidance in that it does not sit subserviently in the roof slope , it is not set down from the ridge or sides and only marginally from the eaves. It appears a substantial addition to the roof. Despite this, a similarly proposed dormer could be constructed within permitted development, which is a material consideration in the determination of this application, therefore it would not be considered reasonable to refuse this application on this basis.
- 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 To the west of the application site is the adjoining property, no 181 Winterslow Drive. Although the juliet balcony will be sited on the side of the dormer closest to this property, it is not judged to have any overbearing or a material overlooking impact as the balcony would have no step out, therefore offering views down the applicant's garden and more oblique views over a wider area.
- 7.7 To the east of the application site is no 185 Winterslow Drive which forms the end of the adjacent terrace. The dormer window closest to this property serving the ensuite would be obscure glazed, as would the side elevation landing window. For this reason there is not judged to be any impact on the amenity of this property.
- 7.8 To the rear is an area of woodland known as Thicket Lawn. There are no properties to the rear that would be affected by the proposal.
- 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 This property will benefit from one additional bedroom as the result of this development . A 3 bedroom property requires 2 parking spaces as outlined in the Havant Parking SPD (2016). This requirement has been met with 2 spaces outlined in the block plan supplied with this application.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00210

(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:

Site plan 09.03.2020

Block, location and parking plan (01) received 09.03.2020

Proposed elevations (06) received 06.03.2020

Proposed loft and section (05) received 06.03.2020

Proposed ground and first floor (04) received 06.03.2020

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 dormer hereby permitted the window serving the ensuite in the second floor on the rear elevation facing north and the window serving the landing on the second floor on the side elevation facing east 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.

- 4 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.

- 5 **[The development shall not be brought into use / The building shall not be occupied]** until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with **[the approved details / details to be agreed in writing with the Local Planning Authority]**. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework.