
Site Address:	89 Stakes Road, Waterlooville, PO7 5NR		
Proposal:	Loft conversion including alterations to roof and side dormer.		
Application No:	APP/20/00297	Expiry Date:	09/06/2020
Applicant:	Mr & Mrs Scott		
Agent:		Case Officer:	Joseph Toole
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

89 Stakes Road, Waterlooville, is located to the north of Stakes Road. The application site is a two storey detached property comprising of red brick on the ground floor and pebble dash render on the sides and first floor with red brick detailing. The property also has concrete roof tiles. Vehicular access is from Stakes Road with parking to the side.

The property is within a residential area with properties which vary in size, scale, massing and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/10/00675 - Single storey rear extension. , PERM,20/12/2010

3 Proposal

Loft conversion including alterations to roof (hipped to gable) and side dormer.

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 Diana Patrick
No Comment.

Councillor Dianne Lloyd
No Comment.

Councillor Gary Hughes
No Comment.

Councillor Husky Patel
No Comment.

Councillor Ms C Howard - Purbrook Ward
No Comment.

Councillor S Milne
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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(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 alterations to the roof (ie hipped to gable - north and south elevations) and the construction of a side dormer. The proposed loft conversion would be used as an additional bedroom with a dressing room and en-suite. The proposed side dormer would be on the western side and have a width of approximately 9.7 metres, a depth of approximately 2.7 metres and a height of approximately 2.7 metres. This would give a total volume of approximately 36.6 cubic metres.
- 7.4 The proposed dormer is from the ridge and set back from the eaves, which is not in accordance with the Havant Design Guide. However, this is deemed to be necessary to secure the required headroom. Also it is recognised, that if the windows on the dormer were obscured, the proposal would be permitted development. The tile hanging would match the existing roof with a flat roof design.
- 7.5 The proposed dormer and alterations to the roof would be visible from the public realm, however side dormers have been established within the street scene and the hipped to gable alterations are not considered to be harmful to the locality. Due to the nature of the development it is considered not to have an adverse impact on the existing street scene therefore it is deemed acceptable.
- 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 On the west side there would be 3 windows in the proposed dormer facing the side and driveway of No. 87 and No. 85 Stakes Road (front only). The closest window to the front of the dormer would service a stairway and due to its positioning would not result in overlooking of the rear private amenity space. The middle window would face the side wall of No. 87 Stakes Road and would as a result not overlook their immediate private amenity space. Originally the furthest window was clear with an opening. However there were concerns this would overlook the immediate private amenity space of No. 87 Stakes Road. Discussions took place with the applicant's agent and the plans were amended with the window being labelled obscure glazed and non opening above 1.7 metres from floor level. Therefore, it is considered to have limited overlooking into the immediate private amenity space of No. 87 Stakes Road and as a result is deemed acceptable. A condition for this window to be obscurely glazed has been recommended.
- 7.8 On the east side there would be 3 roof lights which allow daylight in and would be 1.7 metres above floor level; therefore no overlooking would be created.
- 7.9 To the rear there would be a second floor window serving bedroom 5. This would have similar views as the two windows in the first floor and as a result is not considered to be materially harmful to neighbourhood amenity.
- 7.5 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.

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/20/00297

- 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 – Scale 1:1250
Block Plan - 5380/500
Existing Ground Floor Plan - 5380/1
Proposed First Floor Plan - 5380/4
Proposed Second Floor Plan - 5380/5 REV D
Proposed Elevations - 5380/6 - REV E
Section Plan - 5380/7

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.
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 loft conversion hereby permitted the 3rd window closest to the rear of the property in the 2nd floor on the west elevation, facing No. 87 Stakes Road, as shown on Drawing No. 5380/6 - Rev E, shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), non opening below 1.7 metres cil 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.

