
Site Address:	70 Lone Valley, Waterlooville, PO7 5EB		
Proposal:	Proposed hip-to-gable conversion and dormers to the first floor. (Revised application).		
Application No:	APP/19/00804	Expiry Date:	08/05/2020
Applicant:	Mr & Mrs Turner		
Agent:	Mr Davison	Case Officer:	Joseph Toole
	iDraw Limited		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

70 Lone Valley is a semi-detached bungalow situated on sloped ground from south to north and east to west. The dwelling is constructed of a mixture of red brick and cream render for the walls and has a concrete tiled hipped roof. The curtilage boundary to the front is low brick wall giving an open appearance of No 70 from the street scene. The amenity space to the front is moderate in size and made up of part lawn with a driveway running along the side which is hard-surfaced and provides a provision for parking 3 cars. The driveway leads to a garage positioned to the rear of No 70 which provides additional parking. The rear amenity space is large in size but narrow with a curtilage boundary constructed of part timber fencing and part hedging approximately 1.8m high in a staggered formation to accommodate the change in ground level.

The application site gained planning permission under reference APP/16/00841 for the demolition of the existing lean-to and the erection of a single storey rear extension including log burner and conversion of loft including 2no. dormers to the north (side) and west (front) elevations. The ground floor element of this application has been implemented and signed off by Building Control. However, the first floor remains unaltered. A Section 73 application was submitted for the Variation of Condition 4 of Planning Permission APP/16/00841 to apply for a hip-to-gable conversion and alterations to the design of the proposed dormers on the first floor to take advantage of the extra roof space created. However, due to current case law, Section 73 applications may only consider the conditions and cannot be used to change the description of the development. Therefore, it was not possible to deal with the application under Section 73 of the Planning Act 1990 and the proposal was transferred to a full application which is now assessed in this report.

2 Planning History

APP/16/00841 - Demolition of existing lean-to, erection of single storey rear extension including log burner flue and conversion of loft including 2no. dormers to north and west elevations., PERM,10/10/2016

3 Proposal

Proposed hip-to-gable conversion and dormers to the front and rear at first floor. (Revised application). The dormer to the rear would replace an existing smaller dormer. The principle of dormers in the roof to the front and rear has already been accepted by the grant of planning permission under reference APP/16/00841.

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

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.

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: 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
- (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 The proposed development would involve a hip-to-gable conversion with dormers to the front and rear. This would allow space for a new bedroom and en-suite on the first floor. The proposed front and rear dormers would be pitched and the same size with a length of approximately 3.4 metres, a depth of approximately 4.2 metres and a maximum height of approximately 3.2 metres. The principle of dormers in the roof (to the side and front) has already been accepted by the grant of planning permission under reference APP/16/00841, with an existing one to the rear.
- 7.4 The proposed hip-to-gable conversion would use tiles to match the main dwelling. The proposed dormers would have tile hanging which would be inkeeping with the context of the main dwelling and therefore deemed acceptable.
- 7.5 The proposal would change the symmetry of this pair of semis. However, this would not materially detract from the appearance of this part of semis, with other examples of hip-to-gable conversions with front dormers, within the street scene. It is also acknowledged that hip-to-gable conversions on their own are permitted development. Having regard to these considerations, it is considered that the proposal would be appropriate and would not have an adverse impact upon the street scene. Furthermore, the proposed works are considered to be of sound design which would appear subservient and in proportion to the space available to the application site.
- 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 A dormer is proposed to be built to the front roof elevation of No. 70 (as per one granted by the previous permission, albeit of different design) which would have the potential to create a view of the dwellings situated on the opposite side of Lone Valley Road. However an acceptable distance of 20m is proposed to be retained between the development and opposite dwellings which meets the guidance stipulated in the Borough Design Guide required to reduce the impact of over-looking and maintain existing amenity levels and any overlooking would be limited to a front garden, not private amenity space.
- 7.8 No. 72 Lone Valley directly to the north of the application site has an access path along the shared boundary. There is a separation gap of approximately 5.5 metres from the side wall of the neighbouring property and the side wall of the application site. The proposed hip-to-gable roof conversion would not extend any further than the existing side wall of the property. Due to the orientation of the proposed development, it is considered, on balance, not to have an adverse impact on No. 72 Lone Valley in terms of loss of light or overshadowing. The window proposed to the side would be obscurely glazed in order to maintain privacy levels and would not create over-looking as a result of the development. This would be conditioned as part of the decision.

- 7.9 To the rear, the proposed dormer would have a window facing the rear gardens of the properties to the back, as per an existing dormer. There is a separation distance of 28 metres from the rear wall of the property and the rear wall of No. 29, 27 and 25 Serpentine Road which meets the guidance stipulated in the Borough Design Guide required to reduce the impact of over-looking and maintain existing amenity levels.
- 7.10 The size of the dormers on the roof are considered to be appropriate and due to their position on the property (and that they do not project significantly from the roof space) it is considered that the works would not lead to over-shadowing, shading or cause a loss of light to any neighbouring dwelling. Therefore the development would be acceptable.
- 7.11 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

- 7.12 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 3 car parking spaces as shown in the proposed block plan. Therefore, the proposal is in accordance with the Havant Borough Car Parking SPD and is thus deemed acceptable.

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/19/00804

- 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, Proposed Floor Plans and Elevations - 16.205.301
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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 as amended, prior to first occupation of the extension hereby permitted the window serving the en-suite on the north elevation facing No 72 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.