
Site Address: 6 Alameda Way, Waterloooville, PO7 5HB
Proposal: Proposed loft conversion with front, rear dormers & extended hipped roof over existing garage and side addition.
Application No: APP/19/00985 Expiry Date: 27/11/2019
Applicant: Mr & Mrs Mousdale
Agent: Mr Harding Case Officer: Bee Crawford
 BH Architecture Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with an attached garage to the side. It has a brown tiled pitched and hipped roof and elevations of red multibrick and pebble dash render. The site is level with open vehicular access to the front with a concrete drive leading to the garage with an area of grass, enclosed with a small hedge to the front and western boundary and a 1 metre high hedge to the eastern boundary. The rear garden has a patio area, shrub borders and a shed and is enclosed by fencing ranging in height from 1.8 to 2 metres and shrubs.
- 1.2 Detached bungalows are to the east, west and opposite and the rear gardens of properties in Alameda Road are to the rear. The area is of medium density with a mixture of detached and semi-detached bungalows and chalet bungalows and detached, semi-detached and terraced two storey properties of similar and different age, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a loft conversion with front, rear dormers and extended hipped roof over existing garage and side addition.

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

CS15 (Flood and Coastal Erosion)
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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No response 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: 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
- (v) Flood issues

(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 proposal is to enlarge and upgrade the existing dwelling by extending the roof over the existing garage and side extension together with the provision roof lights and a dormer to the front and rear, providing accommodation within the roof space. The proposal would be visible from the public realm, although a distance of approximately 5 metres to the highway would be retained.

- 7.4 The extension would be a continuation of the current roof on the eastern side of the property, to the same pitched and hipped design and there would be no increase in the existing footprint of the property, maintaining the distances between the neighbouring properties. The front and rear dormers are of a modest size, have pitched and hipped roofs and are set in from the roof edge as recommended in the Havant Borough Council Borough Design Guide and consequently would not dominate the roof of the resulting building. The walls of the dormers are to be finished with fibre cement weatherboarding and whilst there are other examples of cladding in the area, a condition is recommended for further details of the cladding to be submitted, in particular the proposed colour. The rear dormer would not be visible from the highway.
- 7.5 The proposal, together with the existing additions would result in a reasonable increase in the overall volume of the property, although it is of a cohesive design, relating well to the property and can be adequately accommodated within the extent of the 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). The style and design of properties in this part of Alameda Way comprise both bungalows and two storey dwellings and it is therefore considered that the scheme would not result in an adverse impact on the visual amenity of the locality which is diverse in nature.

(iii) Effect on neighbouring properties

- 7.7 The proposed development to extend the roof together with the addition of front and rear dormers will be visible from the neighbouring properties adjacent to the application site and the surrounding area, although the main part of the development is on the eastern side of the property. There is no increase in the height or the footprint of the property, maintaining the 1.7 metre distance to the western elevation of the neighbouring property at number 8 and the 2.3 metre distance to the property at number 4.
- 7.8 Regarding the impact on the bungalow at number 8, there are no side windows in the new roof or dormers of the proposed development. There is a window serving the kitchen in the western elevation of this property and whilst there could be a perception of the development being overbearing, the roof extension is hipped and slopes away from the boundary, minimising the mass of the extension. It is considered any resulting impact would not be harmful to the occupiers of this property.
- 7.9 The rear dormer could be perceived to increase the level of overlooking to the gardens of the neighbouring properties, although it is of a modest size and the resulting degree of overlooking would be no greater than that of a rear dormer which could be constructed without planning permission.
- 7.10 The edge of the dormers are 5 metres from the western boundary of the property and it is deemed any impact on this property as a result of the extent of the proposal would not be unacceptable. It is judged the properties opposite and to the rear are far enough away for any impact to be minimal.

(iv) Parking

- 7.11 There is no increase in the number of bedrooms at the property which is currently three, and whilst there will be the loss of a parking space following the conversion of the garage, information has been submitted advising two on site spaces will be provided on the front drive. This would meet the requirements for parking spaces as recommended in the HBC Parking SPD (July 2016).
- 7.12 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.

(v) Flood issues

- 7.13 The site is adjacent to Flood Zone 3, however the proposed development is to extend the property at first floor level and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

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/19/00985 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 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.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until a sample or details of the proposed cladding to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 927 1	Existing floor, roof and elevation plans
Drg no. 927 2 Rev A	Proposed and elevation plans
Drg no. 927 3 Rev A	Proposed roof layout, street scene and section plans
Drg no. 927 4 Rev A	Location and proposed block plan

Reason: - To ensure provision of a satisfactory development.