
Site Address: 11 Serpentine Road, Widley, Waterlooville, PO7 5EE
Proposal: Ground floor single storey rear extension. Loft extension, converting
hipped roof to gabled roof with rear dormer.
Application No: APP/20/00439 Expiry Date: 05/08/2020
Applicant: Mr Pearce
Agent: Mrs Locke Case Officer: Joseph Toole
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Serpentine Road, Widley, Waterlooville, is located to the west side of Serpentine Road. The application site is a semi detached two storey property comprising red brick on the ground floor and white render on the first floor with brown roof tiles. Vehicular access is from Serpentine Road with parking to the front.

The property is within a residential area of mainly semi detached properties of similar design and style to the application site.

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

2 Planning History

No relevant planning history.

3 Proposal

Ground floor single storey rear extension. Loft extension, converting hipped roof to gabled roof with rear 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 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: 12

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 ground floor single storey rear extension, a loft conversion converting a hipped roof to a gable roof with a rear dormer. The proposed rear extension would be used as a snug joining up with the existing rear extension. It would have a width of approximately 3.1 metres, extending out from the existing side of the property by approximately 1.2 metres. The proposed rear extension would have a depth of approximately 3.3 metres and a tile pitched roof with

a maximum height of approximately 3.8 metres. It would extend out the same distance and be the same height of the existing rear extension. There would be a hipped to gable loft conversion to allow space for a master bedroom, en-suite and storage area. The proposed rear dormer would have a length of approximately 5.7 metres, a depth of approximately 3.3 metres and a height of approximately 2.7 metres. This would amount to a total volume of approximately 25.4 cubic metres. Whilst the dormer is large its position means that it would not be readily visible from wider public vantage points, on balance the dormer is considered acceptable.

- 7.4 The proposed rear extension would have brickwork to match the ground floor of the dwellinghouse. The proposed gable roof would have white render on the side with tiles to match the existing roof. The proposed dormer would have cladding in dark grey composite weather board. As a result, the proposed development would be in keeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be visible from the public realm in the form of a hipped to gable roof and rear extension extending out from the side wall. The proposed gable roof is not considered to have a detrimental impact on the character of the area being at the end of the row of houses along the street although it is noted that other properties in the locality retain their gable roof forms.. In terms of the 'fall back' position it should be noted that a hip to gable alteration in itself would not normally require planning permission. The proposed rear extension would be offset from the front of the property by approximately 8.3 metres would be continue to be subservient to the host dwelling and not have a negative impact upon the street scene. As a result, the proposed development is considered to be in keeping with the character of the area.
- 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 To the front of the property there would be two rooflights within the loft conversion and a new window on the rear extension. This would not overlook any private amenity space as it would face the front gardens of the properties opposite and the public highway.
- 7.8 On the north side of the property the existing hipped roof would be replaced with a gable-end. This would not result in overbearing or overshadowing due to its orientation and position facing the back of the properties on Lone Valley. Furthermore, there would be a side window in a similar position to that of previous which would serve the new stairwell This window would however be higher than the existing window extending to 2nd floor level. Subject to an obscure glazed fixed shut condition for the second floor level, this is considered not to cause harmful overlooking as this view has previously been established and considered acceptable. There would also be a new door on the ground floor's existing wall which would serve the utility room, which would not be materially harmful screened by the existing driveway.
- 7.9 To the rear, the rear extension would have new bi folding doors and windows with 3 rooflights. This is not considered to overlook any private amenity space due to the nature of the development screened by the existing 1.8 metre high fencing to the rear and both sides. Within the rear dormer there would be two windows facing the rear

gardens of No.s 56 and 58 Lone Valley. The rear walls of these properties are approximately 40 metres away from the application site which is considered more than acceptable under the Havant Borough Design SPD. Furthermore, properties are able to carry out certain works under permitted development which allows rear dormers to be constructed without obtaining formal planning permission (subject to their design). Therefore, this is considered to be acceptable and not have an adverse impact on the properties along Lone Valley.

- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to unacceptable 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

- 7.11 The proposal would result in the increase in the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required as set out in the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces as shown in P105 REV A Proposed Car Parking Plan which therefore accords with the Havant Borough Car Parking SPD and is thus considered 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/20/00439

- 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:

Proposed Location Plan - P105
Proposed Ground Floor Plan - P110
Proposed First Floor Plan - P111
Proposed Roof Plan - P113
Proposed Elevations - P115
Proposed Parking Plan - P105 REV A

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 loft conversion hereby permitted the windows in the second floor on the south elevation facing No.40 Lone Valley shall be fitted with, 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.