
Site Address: 28 Everglades Avenue, Waterloooville, PO8 8NA
Proposal: Remove existing hipped roof, construct brickwork gable ends and raise height to allow conversion of roof-space with rear dormer.
Application No: APP/20/00131 Expiry Date: 10/04/2020
Applicant: Mr & Mrs D'Arcy-Burt
Agent: Case Officer: Joseph Toole
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

28 Everglades Avenue, Waterloooville, is on the south west of Everglades Avenue. The application site comprises a two storey detached property with red and yellow facing brick and brown roof tiles. Vehicular access is from Everglades Avenue with parking to the front. There is fencing along both sides and to the rear of the property. The property has carried out a garage conversion to allow space for a bedroom and shower room.

The property is within a residential area of mainly two storey detached properties some of which vary in design and style to the application site.

2 Planning History

No relevant planning history.

3 Proposal

Remove existing hipped roof, construct brickwork gable ends and raise height to allow conversion of roof-space with a 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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

No Comment.

Traffic Team

The Traffic Team would raise concern that the additional parking bay has encroached onto highway land and would therefore be against this proposal.

Officer's Comment

The applicant has now submitted an revised Parking Plan which does not encroach onto highway land.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

The objections have been summarised below.

Comment	Officer Comment
Design - Out of keeping with character of the area - Negative impact on the street scene - Loss of privacy - Loss of light	See Section 7.
Parking - Lack of car parking	See Section 7.

Private Matters Scaffolding will cause an obstruction on my drive way -constant movement of machinery / labour in our driveway obstructing movement. Amended Plans - No different than original plans	This is not a material planning consideration. See Section 7.
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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 the removal of the existing hipped roof, to be replaced with a wider hipped/higher roof, to allow conversion of roof-space with a rear dormer. There was an initial concerns regarding the proposed height of the loft conversion extending above the existing ridge by approximately 850mm. Discussions took place with the applicant regarding the potential to utilise the existing roof space to allow for a loft conversion , however their architect pointed out the current roof has 2200mm internal headroom which is insufficient to achieve 2000mm headroom above the new staircase once the floor is raised and the rafters are increased. Therefore, it was noted this could not achieve Building Regulations approval without lifting the ridge. A compromise was negotiated which reduced the proposed height by 400mm to an additional height above the existing ridge of 450mm with changes to the hip element of the roof. This reduces its overall size and appearance. The proposed development would also involve the construction of a rear dormer which would have a height of 1.8 metres, a depth of 2.6 metres and a length of 5.4 metres. The proposed loft conversion and rear dormer would allow space for 2 additional bedrooms and a shower room, which would not be readily visible from the public realm.

7.4 The proposed development would have concrete interlocking tiles to match the existing with the proposed rear dormer having concrete plain tiles. This would be deemed acceptable to the context of the main dwellinghouse.

- 7.6 The application site is located within a neighbourhood, which has some differing designs and style. The proposed alterations to the property are considered not to detrimentally impact the existing street scene due to an acceptable height increase and changes to the roof line. Therefore, on balance it is considered acceptable and inkeeping with the character of the area.
- 7.7 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

- 7.8 The proposed development would be visible from the public realm due to the increased height of the roof and changes to the roof line. There would also be 3 velux roof lights to the front. This would not overlook any private amenity space as it would face the front gardens of the properties opposite and the public highway.
- 7.9 The proposal would only increase in height the roof by 450mm, with changes to the hipped element. This is not considered to have a detrimentally negative impact on the occupiers of No. 26 Everglades Avenue or other properties in the locality in terms of overshadowing or overbearing.
- 7.10 The construction of the rear dormer would have three windows facing the rear gardens of No. 48, 46 and 44 Durley Avenue. The views would be screened by mature trees and existing 1.8 metre high fencing with a separation distance of approximately 35 metres from the rear walls of the properties to the back. This is considered to be acceptable according to the Havant Borough Design Guide SPD. As to 26 Everglades, any overlooking would be of an oblique nature, similar to that current experienced from windows at the first floor of this property, which in a residential estate, is to be expected.
- 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).

(iv) Parking

- 7.12 The proposal would result in the increase in the number of the bedrooms from 4 to 6 therefore 3 car parking spaces are required as set out in the Havant Borough Car Parking SPD. It was noted on site that the garage has been converted into a bedroom and shower room. Therefore, a parking plan showing 3 car parking spaces was required. Originally the car parking plan showed 3 car parking spaces, one of which appeared to encroach onto highway land, therefore it was requested a new plan be submitted. The revised plan showed 3 car parking spaces which provides approximately 2.3 x 4.6 metres per space which is below the minimum required of 2.4 x 4.6 metres per space. That said, photographic evidence has been submitted that demonstrates, on balance, that 3 parking spaces can be provided on the site and thus the proposed development accords with the Havant Borough Car Parking SPD. It has been recommended a prior occupation condition be attached to the application to provide 3 car spaces in line with the car parking plan and be thereafter retained.

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/20/00131

- 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 - 28/02 REV A
Car Parking Plan

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 Prior to occupation of the loft conversion subject of this application, three car parking spaces shall be provided on-site in accordance with the Car Parking Plan and thereby retained.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Car Parking SPD and to discourage parking on the adjoining highway in the interests of highway safety having regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.