
Site Address:	12 Alameda Way, Waterloooville, PO7 5HB		
Proposal:	Remodelling of existing bungalow to create a two storey dwelling.		
Application No:	APP/19/00776	Expiry Date:	30/09/2019
Applicant:	Mr & Mrs Hinks		
Agent:	Mr Bessant	Case Officer:	Bee Crawford
	JB Architecture		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a garage to the rear. 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 and has an area of block paving, grass and shrubs together with a concrete drive leading to the garage. There are low walls to the eastern and western boundaries and 1 a metre high wall with railings to the front boundary. The rear garden has a patio area, raised lawn, shrubs, a pond and a shed and is enclosed by hedging and fencing ranging in height from 1.6 metres to 2 metres.
- 1.2 Detached bungalows are to the west and opposite, a modern two storey semi-detached property is to the east beyond an electricity sub-station and 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 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 the remodelling of the existing bungalow to create a two storey dwelling with cladding at first floor.

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)

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

Arboriculturalist

No Arb objection to this planning application, the proposed development will not impact on the adjacent trees and there is no requirement for tree protection measures or extra conditions should permission be allowed.

Building Control, Havant Borough Council

Building Regulation consent will be needed for this work

No other 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: 14

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 proposal is to enlarge and upgrade the existing dwelling from a two bedroom bungalow to a three bedroom two storey property. The design would significantly alter the appearance of the dwelling which would be visible from the public realm, although a distance of approximately 6 metres to the highway would be retained.
- 7.4 The scheme includes raising the height of the roof by approximately 1.6 metres (a reduction of approximately 1 metre following the submission of amended plans) with a new pitched and hipped roof to a height of 7.2 metres and an approximate 2.3 metre increase in the height of the eaves.
- 7.5 Whilst it is acknowledged the proposal would double the original volume of the property, it is well designed and judged the scheme can be adequately accommodated within the extent of the site. It is also noted there is no increase in the footprint of the property.
- 7.6 The proposed cladding to the elevations at first floor will upgrade the external appearance of the property and there are similar examples of this type of finish in the immediate vicinity.
- 7.7 The relationship between the immediate neighbouring properties is such that the extension is unlikely to harm the degree of spaciousness in this part of the road. 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

- 7.8 The proposed development is a major refurbishment of the existing dwelling and will be visible from the neighbouring properties adjacent to the application site and the surrounding area. The proposal is of a similar height to the neighbouring two storey semi-detached properties to the east, although there is no increase in the footprint of the property maintaining the 2.2 metre distance to the neighbouring property at number 10 and the 14 metre distance to the property at number 14 which is situated forward of the application site.
- 7.9 Regarding the impact on the bungalow at number 10, there are no windows in the first floor western elevation of the proposed development. Whilst there could be a perception of the development being overbearing to this property, there is no increase in the footprint and the properties are aligned. There will be an increase in the ridge height of 1.6 metres, although the roof is hipped and pitches away from the boundaries which reduces the mass. Furthermore, there are no windows in the eastern elevation of this property.
- 7.10 There are three first floor windows in the rear elevation of the proposal serving a bathroom, landing and bedroom which could result in potential overlooking and loss of privacy to neighbouring rear gardens. However it is considered the resulting degree of overlooking would be no greater than that of a rear dormer which could be constructed without planning permission.
- 7.11 The western elevation of the property to the east is approximately 14 metres away and there is one window in this elevation, although it is deemed this distance is sufficient

for any effect on this property to be negligible. The first floor window in the eastern elevation of the proposal serves an en-suite and whilst it is acknowledged the main amenity area of the neighbouring property is to the west of the dwelling, it is considered any resulting impact would not be unacceptable.

7.12 The elevations of the properties to the rear are a minimum of 29 metres away which meets the 24 metre distance recommended in the Havant Borough Council Design Guide SPD.

7.13 It is judged the properties opposite are far enough away for any impact to be minimal.

(iv) Parking

7.14 There is an increase in the number of bedrooms from two to three, which would not increase the requirement for two on site parking spaces as recommended in the HBC Parking SPD (July 2016). There is existing sufficient on site parking and it is therefore considered a condition is not necessary in this instance.

7.15 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00776 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 the provisions of any Town and Country Planning (General Permitted Development) Order, no extension permitted by Class B of Part 1 of Schedule 2 to the 2015 Order (as amended) shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: To protect the amenity of the area and to protect the amenity of adjoining residential properties, 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. PL.288.19-01 Location plan, site plan, existing floor, roof and section plan

Drg no. PL.288.19-02 Existing elevations plan

Drg no. PL.288.19-03 rev B Proposed floor and section plan

Drg no. PL.288.19-04 rev B Proposed elevations plan

Email from agent dated 02/10/19 confirming colour of cladding

Reason: - To ensure provision of a satisfactory development.