
Site Address:	2 Hazleton Way, Waterloooville, PO8 9AD		
Proposal:	Two storey side extension and loft conversion. (Revised application).		
Application No:	APP/19/00822	Expiry Date:	28/10/2019
Applicant:	Mr L Roberts		
Agent:	Mr I Marshall	Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached single storey bungalow of traditional character and predominantly of painted render and tile finish, with some features using other materials, located within a generous plot at the south east corner of the junction of Hazleton Way with Padnell Road. The dwelling has a low boundary wall with sporadic hedging and shrubs to the road frontages, where a path and verges separate the site from the carriageway edge. The rear and (north) side boundaries of the site are marked by established fencing and planting.
- 1.2 The layout of the site is such that garden areas are all somewhat exposed to views from the public domain. The area is predominantly characterised by low to medium density residential land use, although there is a substantial area of public open space to the rear of properties opposite the site in Padnell Road.
- 1.3 The amenity space to the front of the dwellinghouse is hard-surfaced and can accommodate three cars on site. The remaining space is predominantly laid as lawn.

2 Planning History

APP/18/01081 - Two storey side extension and loft conversion including dormers.,
PERM,04/06/2019

3 Proposal

- 3.1 The proposal is for the construction of a two storey side extension and loft conversion. (Revised application). Works had commenced at the time of the officer's site visit.

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)
DM13	(Car and Cycle Parking on Residential Development)

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

None.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No objection to revised plans providing the windows in the dormers on the eastern elevation have frosted glass.	See section 7.

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 for a loft conversion with large rear dormer to create accommodation

at first floor, together with an extension to the southern elevation of the property with a gable end providing a garage at ground floor with an en-suite above. The revisions to the scheme premitted under APP/18/01081 are the removal of the two front dormers, the increase in the size of the rear dormer and fenestration alterations. Following a site visit it was noted that No 2 is positioned between bungalow, chalet bungalow and two storey dwellings and therefore the extension into the roof to create a chalet bungalow is not considered to have an unacceptable impact on the character of the area and would sit appropriately against the other dwellings within the immediate locality.

- 7.4 The development is considered to result in an acceptable visual impact and would continue the existing ridge, roof and elevation lines up to the integral garage which shall be in position to the south side. The proposal includes a large rear dormer which is proportionate within the roof space available. Alongside a flat roof the works are considered to reflect the design of the existing roofslope and to have an appropriate mass and bulk on No 2 appearing subservient and in accordance with the Borough Design Guide.
- 7.5 Revised fenestration is also proposed which shall reflect the existing window scales and positions in the existing dwellinghouse which shall result in an acceptable visual impact.
- 7.6 Materials are proposed to match that of No 2 which shall ensure the works look in keeping to the existing dwelling. This shall be conditioned as part of the decision.
- 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 revised scheme would substantially increase the size of the rear dormer and due to the siting of the property to the east which is set back from No 2 Hazleton Way there could be the potential for a direct view into the front windows of this property. In order to mitigate this, the intention is for all the windows in the new dormer serving a bathroom and two bedrooms to be fitted with obscure glazing with the vertical windows opening to the north. Whilst obscure glazing to bedrooms windows is not usually considered to be appropriate, confirmation has been received from the agent advising the applicant is happy for these windows to be obscurely glazed to lessen the impact on the neighbouring property at 47 Padnell Road.
- 7.9 The remaining part of the works are considered to be set suitably away from No 47 so as not to appear over-bearing or oppressive from this neighbour and would not significantly impact light levels reaching the front garden space resulting in a limited and acceptable impact.
- 7.10 There are no first floor windows in the northern elevation of the development and whilst there is one first floor window in both the existing western and new southern gables, the properties opposite and to the south are considered to be a sufficient distance away for any impact to be negligible.
- 7.11 Consequently, by way of the recommended conditions 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 There is an increase in the number of bedrooms from two to five, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and the proposal also includes a garage. It is therefore considered a condition is not necessary in this instance.

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/19/00822 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 2015, prior to first occupation of the extension hereby permitted, the windows in the first floor on the east elevation serving the bathroom and two bedrooms on drawing nos. 2 and 4 shall be fitted with 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Proposed block plan

Proposed parking plan

Drg no. 1 Proposed ground floor plan (south end)

Drg no. 2 Proposed first floor plan (south end)

Drg no. 3 Proposed ground and first floor plan (north end)

Drg no. 4 Proposed elevations plan

Drg no. 5 Existing floor and roof plans

Existing elevations plan

Reason: - To ensure provision of a satisfactory development.