
Site Address:	64 Stakes Hill Road, Waterloooville, PO7 7LB		
Proposal:	Loft conversion, roof alterations and single storey rear extension.		
Application No:	APP/19/01100	Expiry Date:	31/12/2019
Applicant:	Mr and Ms L Ball and R Yearley		
Agent:	Mr M Norris	Case Officer:	Joseph Toole
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is on the western side of Stakes Hill Road within a residential area, opposite flats and a nursing home. Vehicular access is from Stakes Hill Road. The application site is a detached property comprising red brick on the ground level and part first floor and pebbledash render to eaves with a clay tile roofing. There is timber fencing along both sides of the application site which vary in size from 1.2 to 1.8 metres in high.

No. 66 Stakes Hill is of the same design to the applicant's property with a similar line of trajectory. No. 62 Stakes Hill is offset back from the application site.

2 Planning History

There is no relevant planning history on this site.

3 Proposal

Loft conversion, roof alterations and single storey rear extension.

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 Diana Patrick
No Comment.

Councillor Dianne Lloyd

No Comment.

Councillor S Milne

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: 4

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) CIL
- (v) Trees
- (vi) 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 alterations to the main roof form by replacing the existing double hipped roof with a combined sloping roof. This would not exceed the ridge height of the existing property. Two rooflights would be placed on the north elevation. It would also involve the construction of a flat roofed rear dormer with a window which would be below the ridge of the property. This would allow for a loft conversion comprising of an additional bedroom and en-suite.

7.4 To the rear there would be the erection of a single storey extension. This would be used as a garden room with a depth of 5 metres, width of 9.3 metres and be 3.2 metres in height. It would be a flat roof with a glazed double hipped roof light.

7.5 The proposed roof dormer would have PVC cladding to gable ends and dormer with clay tiles to match the existing property. The proposed rear extension would use

brickwork to match the existing property with a single ply membrane roof covering.

- 7.6 The proposal would be in keeping with the character of the surrounding area with both No. 66 and 68 Stakes Hill Road having loft conversions with roof alterations, replacing a hipped roof with a sloping roof.
- 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 two rooflights proposed on the front of the property would face mature trees to the north-east. The proposed rear dormer to the south elevation faces onto mature trees in the rear gardens of the properties on Elmwood Avenue. As a result the roof alterations and loft conversion would not be materially harmful in terms of overlooking or loss of private amenity space to the occupiers north and south of the site.
- 7.9 The neighbouring property to the west has a distance of approximately 3 metres from the side wall to the shared boundary, the proposal would have no windows along this side and be partially screened by the boundary treatment, therefore the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.10 The neighbouring property to the east has a distance of approximately 2.5 metres from the side wall to the shared boundary, the proposal would be partially screened by the boundary treatment, therefore the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.11 The proposed garden room would face onto the rear garden of the property which due to the nature of the development would not overlook any immediate private amenity space and would therefore be deemed acceptable.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) CIL

- 7.12 The proposed development would be smaller than 100sqm Gross Internal Area, therefore not liable to CIL.

(v) Trees

- 7.13 There are three trees in front garden of the neighbouring property No. 62 Stakes Hill. The proposed development would not have any implications on the trees and therefore deemed acceptable.

(vi) Parking

- 7.14 The proposal would result in increasing the number of bedrooms from 3 to 4 and therefore 3 car parking spaces are required as set out in Havant Borough Car Parking

SPD. There is sufficient car parking on the site to accommodate 3 car parking spaces and therefore accords with the Havant Borough Car Parking SPD.

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/19/01100

- 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:

Existing Elevations - MJN/RL/2019/1
Proposed Elevations - MJN/RL/2019/2
Existing Floor Plans - MJN/RL/2019/3
Proposed Floor Plans - MJN/RL/2019/4
Existing and Proposed Loft & Roof Plans - MJN/RL/2019/5
Sections - MJN/RL/2019/6
Site Plan - MJN/RL/2019/7
Location Plan - MJN/RL/2019 8 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.