
Site Address:	2 Hazleton Way, Waterloooville, PO8 9AD		
Proposal:	Two storey side extension and loft conversion including dormers.		
Application No:	APP/18/01081	Expiry Date:	21/05/2019
Applicant:	Mr Roberts		
Agent:	Mr Tuson	Case Officer:	Emma Chisnall
	MT Planning		
Ward:	Cowplain		
Site Visit Date:			

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 onsite. The remaining space is predominantly laid as lawn.

2 Planning History

APP/15/00590 - 1No 3 bed detached chalet bungalow and single garage; New single garage for 2 Hazleton Way; New boundary wall and gates (Approved 06/08/2015).
Request to Discharge Conditions 1, 2, 3, 6, 7, 8, 9, 10 (31/01/2018)., PERM,06/08/2015
APP/18/00130 - Please refer to the attached document, UNK,

3 Proposal

- 3.1 Two storey side extension and loft conversion including dormer to rear.

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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: 20

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I have been surrounded by bungalows and enjoyed privacy in my garden for nearly 40 years. I have no objection in principle to the proposed development of 2, Hazleton Way, which borders my front garden. The proposed loft development will produce 4 large windows directly overlooking my garden. I would accept for these windows to be velux with dormers to the front of the property, overlooking the road which would not have any impact on anybody's property or privacy.	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 works propose a first floor loft conversion with dormers to create a first floor living space as well as extending the property to the south side in order to accommodate a

garage at ground floor with a bedroom above. 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 dormers which have been altered to be modest in scale and proportionate within the roof space available with two proposed on the front roof elevation and one to the rear. 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 Plans have been amended to ensure that the three rooflights proposed in the north side roof elevation of No 2 are high level and non openable unless higher than 1.7m from the proposed finished floor level. This shall be conditioned with the decision and is considered to ensure privacy levels are retained between the neighbours and no significant over-looking occurs as a result. With the works set off the shared boundary and the height of this development not being altered the remaining parts of the proposal are considered to result in a neighbourly and acceptable impact.
- 7.9 Concern has been raised that the windows proposed within the rear elevation roof space would cause over-looking to the neighbouring dwelling to the east. It was considered due to the proximity of the works to this neighbour that over-looking could occur as a result of the three dormer windows and bedroom window proposed as part of the original proposal and therefore plans have been amended to reduce and remove this impact. Two dormers and the window serving the bedroom at first floor have been moved to the front of the dwelling to prevent over-looking and retain privacy levels between No 2 Hazleton Way and No 47 Padnell Road. Although one dormer is retained to the rear this is serve a bathroom and shall be fitted with obscure glass which shall be conditioned as part of the decision. This is considered to satisfactorily address the concern raised and is considered to be acceptable.
- 7.10 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.
- 7.11 The dormer windows to the west (front elevation) face Hazleton Way and would be set approximately 35m off 39 Padnell Road, this set off prevents unacceptable overlooking.
- 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 No 2 as a result of the development shall increase from a two to a five bedroom home and as such is required to accommodate three parking spaces onsite. Following a site visit the property has a large amenity space to the front west side which can accommodate three cars which alongside the proposed garage, is considered to meet this provision and accord with the Boroughs Parking SPD. This part of the development is therefore considered to be 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/18/01081 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Elevation and Floor Plan: Drawing No MT/1547/1 Revision A received via email from the agent 22.05.2019
Existing and Proposed Site Plan: Drawing No MT/5147/1 Revision A (In relation to Existing and Proposed Site Plans)
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 the extension hereby permitted the windows in the first floor bathroom dormer window facing east and the three rooflights serving the bedroom facing north in the side elevation at first floor shall be fitted with, to a height of no less than 1.7m above finished floor level, 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.

