
Site Address:	47 Hazleton Way, Waterloooville, PO8 9BP		
Proposal:	Hip to gable roof alterations with front and rear dormers and single storey rear extension (revised application).		
Application No:	APP/18/01277	Expiry Date:	28/02/2019
Applicant:	Mr Brookes		
Agent:	Mr Broggan	Case Officer:	Tina Pickup
	Fingerprintstudios		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a hipped roof detached bungalow that is constructed of a mix of red brick and white render. The bungalow fronts Hazleton Way with a block paved frontage drive for the parking of 2 or 3 cars. To the northern side there is a side gate giving pedestrian access to a side entrance door and the rear garden. To the south side there was formerly a linked garage but this has recently been demolished. To the rear there is an existing flat roofed half width rear extension on the southern side - this has a depth of 4m.

The rear garden is between 36m and 41m long and enclosed on the northern and western sides with new 2m high close boarded fencing. The southern boundary is a lower picket style fence, resulting in a more open aspect to the neighbouring garden. The site is relatively level and a new outbuilding has recently been erected close to the northern boundary - as a result of these building works the garden is currently cleared and muddy/waterlogged.

The surrounding area is characterised by similar hipped roof bungalows, and some have modest dormers on the front or side elevations. Number 49 adjacent has undertaken a hip to gable conversion with rear dormer; aswell as a single storey rear projection (APP/13/00608 refers).

2 Planning History

APP/17/01350 - Application for Certificate of Lawfulness relating to the siting of a twin unit mobile home to provide additional living accommodation to the existing dwelling., REF,23/02/2018

APP/18/00651 - Raising of ridge with roof alterations including dormers to front and back to enable first floor accommodation, with two storey rear infill extension, cladding to side gables, alterations to existing garage to provide carport; and other fenestration alterations., WD,15/08/2018

3 Proposal

Hip to gable roof alterations with front and rear dormers and single storey rear extension (revised application).

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

If within 1m of the site boundary, the indicated area of glazing on the elevation adjacent No 49 Hazleton Way will be in excess of the allowable unprotected area.

Officer Note - This has been discussed with the agent and they are satisfied that through detailed design eg internal compartmentalising, use of fire retardant glass and with no combustible materials on the exterior, then they can meet BRegs requirements without the need to change the external design.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 - from same address

Comment	Officer Comment
We would request that any new windows on side of the house are non opening and not clear glass as this will impact our privacy directly looking into our house. When we carried out the work to our house this was requested to us by no 47 Hazleton Way which we adhered to.	Noted and can be conditioned
Having studied the plans further I have objection to the application on the	

basis it does not appear to be a single family dwelling based in the design and layout. The property layout inside suggests it is for 2 families to live totally independently and also with 2 separate main entrances to the property. This could allow for 2 separate families to live independently in one property, which also impacts on noise/vehicles. I am also concerned about a main entrance now being on the side of the house as it will have a significant impact on the amount of noise up and down the side of our house with traffic of people.	Noted and revised internal layout plans submitted Noted see part 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 and single family use
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development and single family use

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The application has been submitted as a householder application and relates to a single family dwelling house. As such the proposed extensions and site would remain a single planning unit and would need to be occupied as single family accommodation. The current applicant is intending to provide on site care and assistance for an elderly relative and the internal layout has been designed to provide a level of independence for the elderly relative. The amended plans have provided some internal linkage between the two sides of the dwelling (a door into the lounge from the hall, and a shared utility area in the centre providing access through). To ensure that the site remains in single family use in the long term and not separated into two independent units in the future, then it is considered necessary to condition the occupation of the site to ancillary and single family use only.

(ii) Appropriateness of design and impact on the character of the area

7.3 The area is characterised by bungalows having a strong consistent ridge line. The proposal retains the existing ridge height to remain in keeping, and others in the area have undertaken hip to gable conversions, including No 49 immediately to the north. The proposed dormers are considered to comply with the Borough Design Guide SPD being sufficiently modest and proportioned with a pitched roof, to not be over dominant

on the roof slope. Overall the design and appearance of the proposal is deemed appropriate in context to the main building and surrounding area 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

- 7.4 The proposal includes a half width single storey rear projection extending 7m from the original rear wall and 3.5m beyond the existing rear extension. This would approximately align with the depth of neighbouring rear projections. No 49 has a similar extension on its northern side, so this proposal could result in a hemming in effect - but the proposed extension has a low eaves of 2.2m and hipped roof with height of 3.7m. Since these heights are within permitted development criteria then it is considered unreasonable to resist this element of the proposal.
- 7.5 A first floor side window is proposed in the northern side and this would approximately align with the side gable of No 49. To ensure no overlooking between properties results then amended plans have been submitted indicating this window to be obscure glazed and with a top opener only. This can be conditioned. The third party representation also raises concern over the comings and goings and use of side access to serve what appears to be the main dwelling. Amended plans have since been provided showing internal linkage and therefore either the front or side door could be used to serve either the main dwelling or the annexe and as a single family dwelling the activity should not be materially different from existing and not impact quiet neighbouring amenity.
- 7.6 On balance 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).

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 conditional approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01277

(A) 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:

Design and Access Statement 1096 - Rev 01 dated 10/12/18
Proposed plans, elevations & ordnance Drawing Number 1096 Rev 2

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 The accommodation hereby permitted shall be occupied solely as a single dwellinghouse and the internal linkages shown on the hereby approved plans shall be provided before first occupation and thereafter retained as such. No part of the dwelling shall be used as a separate independent unit of accommodation at any time.

Reason: The site would not be suitable for subdivision having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The first floor side window in the north-east elevation shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 2018.