
Site Address:	49 Park Avenue, Waterloo, PO7 5DN		
Proposal:	Loft conversion incorporating new front dormer and hip to gable roof; two storey rear extension.		
Application No:	APP/19/00315	Expiry Date:	13/05/2019
Applicant:	Mr Eyre		
Agent:		Case Officer:	Tina Pickup
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi detached hipped roofed bungalow located on the north side of Park Avenue. It is constructed of white render with grey slate tiles and is set back from the highway with frontage parking. The property is currently vacant and gutted pending the outcome of this application and an old rear conservatory has already been demolished. The area is characterised by linear residential dwellings comprising a mix of bungalows and 2 storey dwellings. Many of the other bungalows have added dormers and some have hip to gable conversions. There is also a mix of materials in the vicinity of the site.

The land slopes down to the north such that the bungalow is lower than the highway. The application site shares a vehicular access and drive with No 51 and there is a drive running between the 2 dwellings serving the garage of No 51 which is set back behind the rear facade of No 51. The original rear garage of the application site has been demolished and the garden bounded by a mix of old fencing and shrubs.

The attached dwelling, No 47, has a single storey rear extension of approximately 4m depth.

2 Planning History

None relevant at application site

No 43 to the east has a similar gable ended two storey rear extension that was permitted by 05/67969/001

3 Proposal

Loft conversion incorporating new front dormer and hip to gable roof; two storey rear extension.

It has been requested that the materials used would include replacing the existing slate roof with a plain concrete tile in anthracite; and the front dormer would be clad with ThermoWood cladding in natural timber colour.

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

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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 context of the site is very mixed with the bungalows on the northern side of the road being a mix of materials, styles and with various flat roofed front dormers. The proposed hip to gable conversion with front dormer would be similar, if slightly bulkier

than others in the immediate vicinity, and on balance the impact on visually harm to the setting of the area is not so great as to support refusal. . The front dormer is fairly large but is set down from the ridge, and in from the sides and eaves line such that the roof slope around would still be visually apparent. Given the other similar flat roofed dormers in the area then it is considered that it would be unreasonable to resist this similar proposal.

- 7.4 To the rear the proposed two storey rear extension would be in the form of a gable ended addition with ridge height matching the original bungalow. No 43 to the east has a similar extension - whilst the bulk and mass is greater than other single storey, generally flat roofed extensions, in the area, nevertheless the pitched roof design would be appropriate to the host dwelling. The proposed materials are also considered appropriate to the mixed street scene - the introduction of the timber cladding would be the first example of cladding but in a suitably natural wood would be appropriate and blend with the overall visual appearance of the street scene.
- 7.5 The design and appearance of the proposal is therefore 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

- 7.6 The proposed 4.2m deep rear extension would be of a similar depth to the previously demolished conservatory and flat roofed rear extension of No 47 (the attached half). No 51 has a recessed rear extension with some clear glazed windows and door facing the application site. A new side entrance door is proposed within the side of the original bungalow, with the side of the rear extension being blank with 2 roof lights in the roofslope. These rooflights would be set relatively high on the roofslope and not afford any direct overlooking. Overall it is considered that the proposed layout would not conflict with the layout of No 51 and would not adversely impact the amenity of the occupiers of No 51.
- 7.7 The additional height to the rear would result in some additional overshadowing, but over a flat roof to the west and the side entrance area and garage of No 51. Overall any overshadowing would be marginal and unlikely to be detrimental to residential amenity. The site slopes slightly such that the floor level of the rear facade would be slightly above the natural ground level necessitating some steps down to the garden. This would be similar to the neighbours.
- 7.8 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) Parking

- 7.9 The existing 2 bed bungalow would become a 3 bed bungalow and parking is available on site to provide the 2 spaces required by the Parking SPD. There is therefore no highway objection to the proposal.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00315

(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:

Existing Plans Drawing No 001

Proposed Plans Option 3 Drawing No 011

Proposed Elevations Drawing No 003A

Email dated 10th May 2019 providing materials details:

ThermoWood cladding in natural timber colour for dormer

Marley Plain Roof Tile in Anthracite

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, hereby approved plans, and email dated 10th May 2019, 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.