
Site Address: 88 Charlesworth Drive, Waterloo, PO7 6AZ
Proposal: Loft conversion with side dormers (Resubmission of APP/18/00824 with amendment to dormer roof styling)
Application No: APP/19/00273 Expiry Date: 13/05/2019
Applicant: Mr & Mrs Montgomery
Agent: Case Officer: Emma Chisnall
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 88 Charlesworth Drive is a detached bungalow situated to the east side of the highway. The dwellinghouse is constructed of facing brickwork, tile hanging and concrete tiles and is situated on level ground amongst a locality consisting of bungalow and chalet bungalow dwellings.
- 1.2 The application site has one entrance onto the site which is hard-surfaced along the north side of the dwellinghouse; which including the garage in position to the rear of No 88 provides a parking provision for multiple cars. The remaining amenity space to the front is laid as lawn and is open from Charlesworth Drive. To the rear the amenity space is adequate in size, laid as lawn and is surrounded with a curtilage boundary consisting of 1.8m high timber fencing.
- 1.3 The density of the site is low and neighbouring dwellings to the opposite side of the highway have carried out similar developments to that proposed at No 88.

2 Planning History

APP/18/00824 - Loft conversion with side dormers., PERM, 19/10/2018

3 Proposal

- 3.1 Loft conversion with side dormers (Resubmission of APP/18/00824 with amendment to dormer roof styling)

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: 8

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) 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 proposed to No 88 include a loft conversion and the installation of a dormer to the north and south roof elevation. The dormers are proposed to be long in formation but shall be set in from the front and rear elevations, down from the ridge height and up from the eaves. Although large in size the dormers do appear proportionate within the roofspace available and following a site visit it was noted that other dwellings on the opposite side of Charlesworth Drive have carried out similar developments to the roof. Therefore the proposed works to No 88 are considered to not detract significant character from the area and are considered to be acceptable. Matching materials are proposed which shall ensure the development appears in keeping to the main home.

7.4 The design of the dormers has been altered modestly to no longer to be hipped at the sides but fully flat roofed. This alteration is considered to result in a modest visual impact to No 88 and would not create a significant amount of mass and bulk within the roof form. This alteration therefore is considered to be acceptable.

- 7.5 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

- 7.6 The works have the potential to impact the adjacent neighbours No 90 and No 86 Charlesworth Drive.
- 7.7 No 90 is the dwellinghouse to the north and is situated approx 5m away from No 88 at the closest point. Although three windows are proposed to be installed within the side elevation looking onto No 90 these windows shall be for a bathroom, bedroom and stairway of which two windows are considered to not permit a regular view from them as they do not serve primary rooms. The bedroom window has the potential to cause over-looking however it was noted following a site visit that No 90 has one ground floor window in the south side elevation looking onto No 88. This is also fitted with obscure glass which combined with the set off between the dwellings is considered to retain the existing privacy between the neighbours. The impact of the proposed development is therefore considered to not result in an un-neighbourly relationship and is considered to be acceptable.
- 7.8 No 88 and No 86 Charlesworth Drive have a closer proximity to each other and are not separated by a driveway. No 86 also has three ground floor windows in the north side elevation looking onto No 88 and therefore has the potential to be over-looked by the proposed two bedroom windows within the side roof space. Concern was raised with the agent who has submitted amended plans showing both windows to be fitted with obscure and non-opening glass unless higher than 1.7m from the proposed finished floor level. Although obscure glass is not usually encouraged within bedroom spaces the applicant has put this forward rather than considering a clear glass high level window with a sill height of 1.7m. However, to improve the living standards within the bedrooms a clear glass window shall be fitted into the front and rear elevation of No 88 to provide an additional window and clear view. Therefore, on balance, the impact caused as a result is considered to be limited and acceptable and a condition shall be included with the decision.
- 7.9 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

- 7.10 The site shall increase the bedroom number to 4 which shall require an onsite parking provision of three spaces in order to accord with the Boroughs Parking SPD. The application site is able to accommodate this provision to the north side of the dwellinghouse which shall ensure the works accord with the requirements of the SPD and are 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/19/00273 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:

Site Plan: Serial Number 00185900
Site Layout Plan: Drawing No 5104/500
Photograph of conservatory: Received 18.03.2019
Proposed Ground Floor Plan: Drawing No 5104/3
Proposed First Floor Plan: Drawing No 5104/4- Rev A
Proposed Elevations Plan: Drawing No 5104/5- Rev D

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 south west roof elevation facing No 86 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.