
Site Address: 84 Hart Plain Avenue, Waterloooville, PO8 8RQ
Proposal: Proposed loft conversion and alterations to existing roofs. Change existing tile hanging to weatherboard cladding.
Application No: APP/19/00465 Expiry Date: 24/06/2019
Applicant: Mr Purdey
Agent: Mr Bennett Case Officer: Karen Wooden
 Kalotec Limited
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a link detached bungalow located on the eastern side of Hart Plain Avenue, close to the junction with Milton Road. The property has elevations of brick and render, and a gabled concrete tiled roof. To the front of the bungalow is an area of hardsurfacing, and a garage is attached to the south eastern elevation, providing curtilage parking for three vehicles.
- 1.2 Hart Plain Avenue has a mixed character, with one and two storey dwellings of differing styles and design, many of which have been altered and extended.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Proposed loft conversion and alterations to existing roofs. Change existing tile hanging to weatherboard cladding.

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

5.1 No consultees required for this application.

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

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) Impact on 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 front dormers and skylights would be visible from the public realm of Hart Plain Avenue. The submitted plans show the front dormers will have pitched roofs set below the ridge height and in from the roof edge as recommended in the Havant Borough Council Borough Design Guide and consequently do not dominate the roof of the existing building. There is evidence of other forms of roof alterations close to the site, including a large box dormer to the front roofslope of the adjacent property to the south east (82 Hart Plain Avenue).

7.4 The proposed rear dormer will not be readily visible from the public domain. Notwithstanding this the rear dormer complies with the tolerances of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore can be constructed without the need for planning permission.

7.5 The submitted information shows the front and rear dormers are to be clad with a grey coloured wood finish cedar fibre cement cladding. Although there are no other examples of cladding close to the application site there is a mix of materials including tile hanging, brick and render. The cladding is to be restricted to the elevations of the

dormers and it is not considered that this would result in a significant impact on the visual amenity of the area.

- 7.6 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 therefore considered the scheme would not be an incongruous feature in the streetscene and would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed dormers to the front will look towards the highway and the front amenity spaces of the neighbouring properties, which are already readily visible from the public domain.
- 7.8 The rear dormer is to include three windows to provide light and ventilation to the first floor bathroom and two bedrooms. The windows will result in some overlooking to the rear gardens of the adjacent properties, however this is a residential area whereby some degree of overlooking is inevitable. Notwithstanding this, the proposal could be completed under Permitted Development rights and therefore the refusal of this application in terms of overlooking could not be justified.
- 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) Impact on the highway

- 7.10 The proposal will result in the property increasing from two bedrooms to three. As such no additional curtilage parking spaces are required to accord with the Havant Borough Parking Standards or policy DM13 of the Havant Borough Core Strategy 2011.

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/19/00465 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 - KALO-0212-01 (rev a)

Amended proposed plans - KALO-0212-02 (rev b)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans. The cladding to the dormers shall be Cedral fibre cement cladding (Grey CO5) unless otherwise agreed in writing by the Local Planning Authority.

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.