
Site Address:	78 Hart Plain Avenue, Waterlooville, PO8 8RX		
Proposal:	Raise roof to provide first floor accommodation with front and rear dormers.		
Application No:	APP/19/00384	Expiry Date:	04/06/2019
Applicant:	Mr & Mrs Moyes		
Agent:		Case Officer:	Tina Pickup
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a small detached bungalow located on the north side of Hart Plain Avenue, opposite the entrance to Hart Plain Infant school. It is constructed of pale red brick with render infill panels beneath a plain tiles roof with a flat roofed side car port. To the rear it has been extended across the full rear width with a conservatory and kitchen extension both of these elements have shallow pitched roofs.

The rear boundaries are 1.8m close boarded fence with trellis top. The rear garden area is relatively flat with an old large garage/outbuilding within the north-eastern corner; but the site is set slightly higher than the road. To the front are mature trees within the highway verge.

The properties either side are both chalet style bungalows having a higher ridge than the application site. The line of 3 properties are set in a slight stagger and back from the highway by some 15m.

2 Planning History

None

3 Proposal

Raise roof to provide first floor accommodation with front and rear dormers.

The proposal would involve increasing the pitch of the roof with resultant 900mm increase in height. A flat roofed dormer would be inserted into both the front and rear elevation. As a result the existing 3 bed bungalow would become 5 bedroomed.

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

None necessary

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No objection on the build. But my main concern is about the overloading drainage. At present their main drainage goes out to street sewerage pipeline through our property i.e it is shared, I think. In the past we have had drains blocked four times. Adding another toilet will cause more problems unless drainage is re-rooted into mains from their property or existing drain pipes are replaced by bigger ones to take the flow. I have spoken to our neighbours regarding this issue.	Drainage capacity not directly a planning matter but Building Regulations at construction stage

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) Highways and 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 adjacent property No 80 Hart Plain Avenue has undertaken an almost identical development with increase in ridge and two dormers. Given the set back of the properties and tree screening the front elevations are not overly prominent in street scene terms. Currently the existing small bungalow is at odds with its neighbours and this proposal would be visually more closely related and provide greater uniformity. Overall the proposed development design and appearance of the proposal is deemed appropriate in context to its surroundings 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 introduction of first floor dormers could introduce potential additional overlooking to neighbouring residents. However in this well established residential area this cross overlooking is common. It is noted that the property to the rear is a small bungalow with short rear garden, but nevertheless the back to back separation is some 22m, meeting the requirements of the Borough Design Guide. Overall it is considered that the dormers would not result in any material harm to amenity.

7.5 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) Highways and parking

7.6 The increase in number of bedrooms requires an additional parking space to serve the development to comply with the Parking SPD. The submitted plans show 3 on site parking spaces and therefore the proposal is considered to comply with policy DM13 and the Parking SPD.

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/19/00384 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:

1:1250 Site location plan
Site layout plan Drawing No. 5183/500
Proposed Elevations Drawing No. 5183/5
Proposed Ground floor plan Drawing No. 5183/3
Proposed First floor Drawing No. 5183/4
proposed Cross-section Drawing No. 5183/5

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.