
Site Address:	3 Aldermoor Road East, Waterloooville, PO7 5NG		
Proposal:	Main roof hip to gable alteration incorporating loft conversion with rear dormer; cladding to new dormer; single storey rear and side flat roof extension.		
Application No:	APP/18/01176	Expiry Date:	08/01/2019
Applicant:	Mr & Mrs McIntyre		
Agent:	Mr Airey	Case Officer:	Tina Pickup
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi detached two storey bay fronted dwelling located on the west side of the road. It is constructed of red brick beneath a hipped concrete tile roof. It is set back from the road by between 8 and 10m and the whole of the frontage area has been graveled with a continuous dropped kerb - providing parking of at least 3 cars. There is a narrow side drive leading to an old garage set back behind the dwelling. To the north is a bungalow, and this shared side boundary is a low level wall that provides a step to take account of the level difference - the site is lower than the bungalow, No 5.

The site is close to the junction with Aldermoor Road and Westbrook Grove. In the vicinity of the site the properties are densely built up and varied with a mix of terrace and semis. Many have extensions and dormers and there is a mix of materials in the area. The other half of the semi, No 1 on the corner has had significant extensions including a half hip to gable conversion with rear dormer; and a wrap around single storey side and rear extension with dummy pitch/part flat roof. Due to the corner location and angled siting the rear of both No 1 and 3 are visible above boundary walls from the west in Aldermoor Road.

The rear garden currently has the existing garage within it, on the northern side, and feels enclosed with the single storey rear extension of No 1 constructed up to the shared boundary with a potential eaves overhang; and the side of No 23 Aldermoor Road sits close to the rear, western, boundary.

2 Planning History

None relevant

3 Proposal

Main roof hip to gable alteration incorporating loft conversion with rear dormer; cladding to new dormer; single storey rear and side flat roof extension.

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

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: 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 proposal includes a full hip to gable conversion with 2 roof lights on the front roof slope and large flat roof dormer on the rear elevation. The other half of the semi has a half hip which is currently unbalanced with the full hip of the application site. The proposed full gable end would similarly not balance the pair of semis but in street scene terms the area is very mixed and this further change to roof profile would be unlikely to have any additional adverse impact on the visual appearance of the area. The proposed gable end would add to the height and bulk of the north elevation adjacent the hipped roofed bungalow, but due to the separation and slight level difference any visual jarring and overbearing impact would be minimal.
- 7.4 The proposed rear dormer is large and is only marginally set down from the ridge, eaves and sides. It would also be visible from public vantage points but regard must be had to the fact that it would sit adjacent the rear dormer of No 1 (albeit that that one is smaller) and a smaller dormer in the original roof slope could be permitted development. Since dormers are already present in the roof profile of the area then the addition of this proposed dormer is not uncharacteristic. Materials would match the existing and amended plans have been submitted confirming the use of tile hanging to the dormer to match the roof (instead of originally proposed cladding).
- 7.5 Overall the design and appearance of the proposal is deemed appropriate in context to the mixed street scene 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 proposed single storey rear and side extension (wrap a round) would extend up to both side boundaries ie the side extension infills the existing side drive and the rear extension would have a maximum length of 6.7m. This would align with the length of the extension at No 1 and due to the eaves overhang of this neighbouring existing extension the proposed extension has been designed with a flat roof between side parapets. This avoids any overhang and contains all development within the application site in accordance with the submitted Certificate A form.
- 7.6 Due to the presence of the neighbours existing extension the proposal will not have any adverse impact on No 1 from loss of light, overshadowing etc. The submitted plans also indicate that the existing garage within the rear garden would be demolished which would benefit the available amenity space for occupiers. The bungalow to the north is separated by its own drive and garage in a set back position, with a single window in the elevation facing the site. It is considered unlikely that the proposed single storey side extension would compromise the amenity of the occupiers of the bungalow from loss of outlook or light.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.6 The proposal results in the existing 3 bed dwelling becoming a 4 bed dwelling. Accordingly to comply with the adopted Parking SPD 3 on site parking spaces are required. The proposed integral garage is shown as a store as it would not met the

minimum size requirements to provide a useable parking space and hence cannot contribute to the 3 spaces required. However, the front drive area is of adequate size and area and already accommodates parking for at least 3 cars. On this basis the proposal meets the Parking SPD and policy DM13.

8 Conclusion

- 8.1 The proposed additional net floor space amounts to about 73sqm which is less than the threshold for CIL and as such the proposal is not CIL liable. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the street scene 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/18/01176

(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:

Location/ Block/ Proposed Plans and Elevations Drawing No: PL01 rev A

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.