
Site Address: 8 Alameda Road, Waterlooville, PO7 5HD
Proposal: Loft conversion with alterations to rear dormer window and increase in height to the roof of the existing rear extension to form enlarged first floor.
Application No: APP/18/00332 Expiry Date: 21/05/2018
Applicant: Mr & Mrs Priestley
Agent: Mrs Rogers Case Officer: Bee Crawford
 SDA Planning Ltd
Ward: Purbrook
Site Visit Date: 24/04/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow with a red tiled pitched and hipped roof and elevations of cream painted render and wood cladding. The site is level although there is a south/north decline to the rear garden. There is open vehicular access to the front leading to a concrete parking area with a 2 metre high wall screening the front garden which is lawned with a pond and hedging to the east and west boundaries. The rear garden has a patio area, grass, vegetable plot, greenhouse and shed, enclosed with 1.8 metre high walls and fencing and 1.8 metre high hedging.
- 1.2 The adjoining semi-detached bungalow is to the east, a pair of semi-detached bungalows are to the west, the rear garden of a property in Alameda Way is to the rear and the side aspect of a property and garden in Fir Copse Road is opposite. The area is of medium density with detached and semi-detached bungalows and chalet style dwellings of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for loft conversion with extension and alterations to rear dormer window and increase in height to the roof of the existing rear extension to form enlarged first floor. The plans also show a new window in the front roof slope, although this does not require the benefit of planning permission.

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)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 5

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

- (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 extension would be visible from the public realm, although no part of the scheme would extend closer to the highway which is 13.5 metres away. Whilst there would be no addition to the footprint of the property, the development would result in a reasonable increase in the overall volume, providing additional accommodation at first floor by way of a roof and dormer extension. It is noted a similar type of development has been implemented at number 4 Alameda Road.

- 7.4 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

- 7.5 The proposal will be visible from the neighbouring properties, extending the rear dormer and raising the height of the side/rear section of the property by approximately 1.4 metres to correspond with the highest part of the existing roof. The new roof would not extend beyond the western elevation of the property, maintaining the existing distance between the application site and number 10 Alameda Road. Furthermore, the new roof pitches away from this property reducing any perception of the roof being overbearing.
- 7.6 Whilst there are two new rooflights in both the eastern and western roof slopes of the extension, they are high level and of a modest size. It is therefore deemed these windows would not result in any additional overlooking to the neighbouring properties to the east or west of the application site.
- 7.7 The dormer extension will join the new roof extension and extend 0.8 metres closer to the eastern boundary with a 1 metre increase in the depth. There are no side windows in the dormer and although it would result in a generous addition, in isolation these works could be carried out within the realms of permitted development.
- 7.8 It is judged the properties to the rear are a sufficient distance away for any impact to be negligible.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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.

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/18/00332 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and proposed block plan
Location plan, existing and proposed front and rear elevations plan
Existing and proposed side elevations plan
Existing and proposed floor plans
Proposed section plan

Reason: - To ensure provision of a satisfactory development.