
Site Address: 1 Topaz Grove, Waterloo, PO7 8ST
Proposal: Increase side pitch to a gable over garage to include obscured glazed dormer windows and side window, roof tiles and cladding to match existing.
Application No: APP/18/00673 Expiry Date: 18/09/2018
Applicant: Mr & Mrs Storey
Agent: Mr Rosenthal Case Officer: Emma Chisnall
 Rosenthal Design Services Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 1 Topaz Grove is a large detached two storey dwellinghouse with a cat slide roof to the south side and a gable roof to the north side. The dwellinghouse is constructed of facing brickwork and concrete tiles. No 1 is situated on level ground within a corner plot and has a double integral garage to the south side alongside hard-surfacing to the front in order to provide a parking provision onsite for four cars. To the rear the garden is adequate in size, laid as lawn and surrounded with a 1.8m high timber fence. A conservatory is in place to the rear.
- 1.2 The general locality is of a medium to low density with large scale dwellings showing examples of development.

2 Planning History

09/73664/000 - Conservatory to rear of property., PERM, 19/05/2009

3 Proposal

Increase side pitch to a gable over garage to include obscured glazed dormer windows and side window, roof tiles and cladding to match existing.

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)

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: 3

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 works proposed to No 1 include a hip to gable enlargement to the south side of the dwellinghouse which includes an extension to the existing dormers to the front and rear. Following a site visit it was noted that the majority of the neighbouring dwellings have a gable roof to the side. No 1 also has an existing gable to the north side and therefore the works are considered to create a balanced appearance across No 1 which would not look out of place within the streetscene of Topaz Grove due to the examples of other gable roofs present.

7.4 Although the works shall increase the mass and bulk of the development and shall be viewable from the public domain of Topaz Grove the development is considered to be of a size appropriate for No 1 which is in keeping with the rest of the house and existing scale. The works are also proposed to be built using matching materials and therefore the visual impact caused by the works are considered to be acceptable. A modest amount of cladding is proposed for the dormers however as this exists already on No 1 planning permission is not required for the use of this material and all elevations shall be built in the matching brickwork.

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 development has the potential to impact the neighbouring dwellinghouse No 3 Topaz Grove however it is noted that no letters of objection have been submitted in regards to the scheme.
- 7.7 No 3 Topaz Grove is the neighbouring dwelling to the south of No 1 and as such, has the potential to be impacted by the proposed development. Following a site visit it was noted that a small single window at ground floor is positioned to the north side of No 3 serving a dining room. This room is also served by a larger window in the front west elevation. The window to the side of No 3 already has a view out to the flank wall of No 1 and although the works are proposed to increase the bulk at first floor, this proposal would not alter the existing outlook of this window significantly. Coupled with a 2 metre gap being retained between the dwellings the impact caused is considered to be limited and acceptable.
- 7.8 No 1 is positioned to the north of No 3 and the works shall therefore maintain the existing levels of light reaching the neighbouring dwellinghouse with the works not creating shadowing as a result.
- 7.9 A first floor south facing window is proposed to serve an en-suite which shall look out onto the flank wall of No 3. The window is proposed to be fitted with obscure glass which shall maintain privacy levels between the neighbours however this is considered not necessary to condition as no direct overlooking would occur as a result.
- 7.10 The dormer windows as existing shall be increased in size by a modest amount and shall go from serving a bathroom and en suite to serving a bathroom and walk in wardrobe which is considered to have a matching and similar use. The windows shall create views directly opposite and to the rear of No 1 which due to the separation of the highway and sufficient screening in place to the rear is considered to result in a limited and acceptable impact.
- 7.11 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).

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/18/00673 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:

Proposed First Floor Plan: Page No: 03 Received 29.06.2018

Proposed First Floor Plan: Page No: 04 Received 29.06.2018

Proposed Elevation Plan: Pg No: 06 Received 29.06.2018

Location and Block Plan: Pg No: 07 Received 24.07.2018

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.