
Site Address:	7 Lansdowne Avenue, Waterlooville, PO7 5BL		
Proposal:	Raise height of roof to incorporate loft conversion with front and rear dormers.		
Application No:	APP/17/01340	Expiry Date:	14/02/2018
Applicant:	Mr Chapman		
Agent:	Mr Mallen	Case Officer:	Bee Crawford
	Thorns-Young Ltd.		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a double garage to the rear. It has a brown tiled pitched and half barn hipped roof and elevations of white painted brickwork. The site is level although there is an east/west decline to the road and there is open vehicular access to the front leading to an area of block paving and a driveway to the garage. There is a 1 metre high wall to the front and western boundary and the site is open to the east. The rear garden is mainly laid to lawn with a patio area, greenhouse, shrubs and trees, enclosed with walls and fencing ranging in height from 1.6 metres to 1.8 metres.
- 1.2 A pair of semi-detached bungalows situated at a higher level are to the east, a detached chalet style dwelling situated at a slightly lower level is to the west, a pair of semi-detached bungalows are opposite and the rear gardens of properties in Lily Avenue are to the rear. 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 to raise the height of the roof to incorporate loft conversion with front dormer and rear roof extension to provide accommodation at first floor.

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)

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

Arboriculturalist

No objection, a couple of small conifers in the rear garden but will not be affected by the development.

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: 8

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 7.5 metres from the highway. The original plans were to raise the ridge height with a small flat roofed front dormer and large flat roofed extension over the single storey rear extension. Following officer concerns regarding the design of the development, amended plans were submitted increasing the height of the ridge with a centrally located pitched roof front dormer, extending the barn hip to gable and a dual gable extension over the existing single storey rear extension.

7.4 Whilst there would be no increase in the footprint of the property, the development would alter its appearance with a generous increase in the overall volume and a 1 metre increase in the height, although it is considered this can be comfortably accommodated within the extent of the site. It is deemed the proposal would update

and enhance the exterior of the property.

- 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, which is diverse in nature. It is also noted that the neighbouring properties have higher roofs, giving the appearance of being overbearing to some extent to the existing property.

(iii) Effect on neighbouring properties

- 7.6 The proposal will be visible from the neighbouring properties, extending and raising the ridge height by 1 metre and extending over the existing single storey rear addition and incorporating a new front dormer. However the majority of the roof pitches away from the property boundaries which would reduce any perception of the roof being overbearing and there is no increase in the footprint of the property. The proposal does not extend beyond the side elevations of the property, maintaining the existing distances between numbers 5 and 9 Lansdowne Avenue.
- 7.7 There is one window proposed at first floor in the western elevation to serve a bathroom, which would face the windows in the side dormer of the neighbouring property at number 9 Lansdowne Avenue. In order to limit any perception of overlooking and protect the privacy of the occupiers of the neighbouring property a condition is recommended for this window to be obscure glazed and fitted with window restrictors.
- 7.8 There are no new ground floor side windows, although the front door is being relocated to the eastern elevation replacing an existing window. Whilst the shared boundary is open, it is considered this is unlikely to have any adverse effect on the neighbouring property to the east.
- 7.9 The new rear extension could be perceived to increase the level of overlooking to the neighbouring properties, although a sizeable dormer could be constructed without planning permission. Furthermore, the windows are of a modest size and set in approximately 1.3 metres from the edge of the new gable. The rear elevations of the properties to the south are roughly 18 metres away, beyond the garage of the property and it is deemed they would not be adversely affected by the proposal.
- 7.10 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/17/01340 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 be as stated under Section 9/11 (Materials) of the application form.
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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, the window in the first floor on the western elevation serving the bathroom shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fitted with restrictors, which are to restrict opening to a maximum of 50 mm for ventilation and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Block plan
Drg no. 1240.1.17 rev A Existing and proposed floor, elevations and roof plan
Reason: - To ensure provision of a satisfactory development.