
Site Address:	35 Alameda Road, Waterloooville, PO7 5HD		
Proposal:	Single storey rear extension and loft conversion with dormer windows.		
Application No:	APP/17/00464	Expiry Date:	22/06/2017
Applicant:	Mr S Spiers		
Agent:	Mr P Davey	Case Officer:	Harriet Pitney
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached residential bungalow located to the western side of Alameda Road, comprising elevations of both brick and render construction with a tiled pitched roof.

The site is relatively level with open vehicular access to the front driveway and single storey garage to the rear. Adequate offroad parking provision is provided for on site.

The rear garden is primarily hard surfaced and enclosed by a close boarded timber fence which is approximately 1.8 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age, style and design.

2 Planning History

91/53837/003 - Rear extension, REF,02/09/1991

3 Proposal

This application is for the erection of a single storey extension and a loft conversion incorporating the addition of a dormer window.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to this application

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

Summary: No representations 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) Source protection zone

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to the usual development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development would not be readily visible from the public realm by virtue of its position to the rear of the application site. On this basis, it is considered that the proposed development would be unlikely to result in any significant impact on the character and appearance of Alameda Road.

7.4 Notwithstanding the above, whilst the design and appearance of the proposal is not considered to be ideal in planning terms and would be at variance with Havant Borough Councils Adopted Design Guidance, it must be acknowledged that there are other examples within the existing streetscene where development of a similar nature has been undertaken and as such a precedent has already been set for this type of development within the immediate vicinity. On this basis and taking into consideration that a dormer window could be constructed utilising Permitted Development rights to a similar size, scale and design without the need for planning permission, the proposed development is considered to be on balance and would not warrant a refusal of planning permission.

(iii) Effect on neighbouring properties

- 7.5 The proposed development seeks to provide a single storey infill extension to the rear which would be sited to the southern side of the existing extension. The proposal would not extend beyond the rear wall of the existing extension or beyond the side wall of the original dwelling. The adjacent neighbouring property to the south (No.33 Alameda Road) shares a driveway with the application site, both properties of which benefit from a single storey garage to the rear of the driveway. On this basis, it is considered that there is sufficient distance between both the application site and No.33 Alameda Road (in excess of 5 metres) so as to not result in any loss of light, privacy, outlook or appear overbearing to this property as a result of the rear extension.
- 7.6 The proposal also seeks to provide a loft conversion which incorporates an alteration to the existing roof (hip to gable), the addition of two dormers and a Juliet balcony to the rear. It is important to acknowledge that an alteration to the roof (namely a hip to a gable) can be undertaken without the need for formal planning permission utilising Permitted Development subject to compliance with Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended. It is also important to note that there are many other examples within the existing streetscene where similar development has been undertaken.
- 7.7 Whilst it is not considered that the side dormers proposed would result in any impact which would cause any loss of light or appear overbearing to either of the adjacent neighbouring properties, it is acknowledged that there is potential for overlooking and loss of privacy by virtue of the position of both side dormers and the windows proposed. On this basis, a condition has been attached the planning approval which requires the windows proposed within both side dormers to be obscurely glazed. This would alleviate any potential for overlooking or loss of privacy.
- 7.8 The rear boundary is well screened by a variety of mature trees and vegetation and as such it is not considered that the Juliet balcony proposed would result in any loss of privacy or generate any additional overlooking which would warrant a refusal of planning permission.
- 7.9 Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent and to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.10 It is noted that no letters of objection were received with respect to this development.

(iv) Source protection zone

- 7.11 The site is located within a source protection zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the source protection zone and contact details for Portsmouth Water is recommended.

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/17/00464 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the windows proposed within the north and south elevations of the proposed dormer windows shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass Scale (or equivalent) and retained as such thereafter.

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:

Site location plan- received 27th April 2017

Block plan- received 27th April 2017

Existing elevations- received 27th April 2017

Existing floor plans- received 27th April 2017

Proposed floor plans and elevations- received 27th April 2017

Reason: - To ensure provision of a satisfactory development.