
Site Address:	80 Lone Valley, Waterloooville, PO7 5EB		
Proposal:	Loft conversion to include hip to gable, rooflights and side dormers.		
Application No:	APP/17/01031	Expiry Date:	13/12/2017
Applicant:	Mr & Mrs Ingram		
Agent:	Mr Airey	Case Officer:	Tina Pickup
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site was originally a fully hipped roofed bungalow located on the eastern side of Lone Valley. It is the most northern bungalow in the road, with a terrace of two storey dwellings in Serpentine Road set at right angles to the north. Opposite are chalet style dwellings and many of the bungalows have roof alterations and dormers. Most properties in Lone Valley have hipped ends but No 55 and 57 opposite are of a different style with half hipped ends.

The land slopes slightly down to the north. The application site is a wider than average plot and originally had a detached garage set to its northern side. To the front the boundary treatment is low wall with hedging behind; the rear garden is enclosed to the east with close boarded fencing and very high dense leylandii hedging - the previous hedge on the northern boundary has now been removed and replaced with a new 1.8m high close boarded fence. To the south the side elevation of the garage of No 78 and a close boarded fence forms the boundary.

At the time of making the site visit (30/10/17) the previous garage on site had been demolished and the loft conversion works sought under this application were substantially, externally complete. Scaffolding was still up, builders equipment was still present on site and groundworks not complete.

2 Planning History

APP/16/00458 - Single storey side extension, hip to gable conversion to existing roof and side extension and addition of two dormers., PERM,16/06/2016

APP/17/00379 - Single storey side extension with rooms in roof, hip to gable conversion, and addition of three dormers and two rooflights. (Revision to APP/16/00458)., PERM,31/05/2017

APP/17/00854 - Application for Lawful Development Certificate relating to proposed loft conversion to include change from hipped roof to gable incorporating side dormer, rooflights and additional windows at first floor level to the rear and front elevation., WD,06/09/2017

3 Proposal

Loft conversion to include hip to gable, rooflights and side dormers.

This is a further revised application reducing the extent of previously approved alterations by omitting the side garage and roof area above. Therefore the proposal seeks to just

change the original fully hipped roof of the bungalow to a gable front and rear with dormer in north side elevation and velux in south side elevation. The works have been substantially completed.

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

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: 10

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) Highways and parking

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

The street scene is fairly mixed with bungalows, many having added dormers and chalet bungalows opposite. The proposed alterations do not increase the height of the property which will remain uniform with the other bungalows on the east side of the road. This revised application proposes changing the roof profile to a forward and rear gable end with side dormer. The street scene is sufficiently mixed and the bungalow set back slightly further than others on the east side of Lone Valley, such that the proposed altered design is not considered over dominant or out of keeping with the character of the streetscene.

The design includes a large flat roofed dormer on the side elevation. This is however set down from the ridge and back from the sides of the roofslope, such that it does not appear overly dominant. Whilst this dormer does not strictly meet the Design Guide SPD, given other flat roofed dormers in the street and the fact that it is on a side elevation, it is not considered visually harmful to the street scene and compliant with policy CS16.

(iii) Effect on neighbouring properties

In this established residential area with two storey development immediately to the north and east, the proposed first floor accommodation and windows to the front and rear gable ends would not result in any additional overlooking or loss of privacy. The side dormer has two windows which serve bathrooms and have been installed with obscure glass. Since the site is slightly higher and these openings do have a direct line of sight over the lower rear gardens of the properties in Serpentine Road, then to protect neighbours amenity it is considered necessary for them to remain obscure glazed in perpetuity and a condition imposed to this effect. The proposed velux in the south elevation serves the stairwell and no loss of amenity would be likely to result.

(iv) Highways and parking

The original garage on site has been demolished and the previous proposed integral garage omitted from this revised scheme. The development would result in 4 bedrooms and hence 3 on site parking spaces would be required to meet the Parking SPD. The site has plenty of frontage to accommodate the 3 spaces so there is no highway objection to the scheme.

8 Conclusion

The revised reduced design is considered appropriate to both the street scene and would not materially affect neighbouring residential amenity. Accordingly the application is recommended for permission. Since works have already commenced and are substantially complete on site then the standard 3 year commencement condition is not necessary.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01031

(A) subject to the following conditions

- 1 All the windows within the north elevation of the hereby approved first floor dormer shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 2012.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed & Existing Plans drawing No: 01 rev A

Reason: - To ensure provision of a satisfactory development.