
Site Address: 81 Stakes Road, Waterlooville, PO7 5NP
Proposal: Proposed roof alteration to first floor to form a new gable face to rear elevation. Proposed new gable roof to existing garage.
Application No: APP/17/00571 Expiry Date: 31/07/2017
Applicant: Mr Griffiths
Agent: Mr Peters Case Officer: Bee Crawford
 Knight Architectural Design
Ward: Purbrook
Site Visit Date: 21/06/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style property and attached garage which is currently being renovated. It has a red tiled pitched and hipped roof and elevations of cream painted rough render. The site is level, slightly lower than the road with open vehicular access to the front leading to an unmade area of gravel which is enclosed by a 1.2 metre high wall to the front, a 1 metre fence to the western boundary and a 2 metre high wall to the eastern boundary. The rear garden is split level with a patio area, grass, shrubs and trees enclosed with fencing ranging in height from 1.6 metres to 1.8 metres and a 2 metre high wall.
- 1.2 There is a detached chalet style property to the west, a modern two storey block of six flats to the east, a detached bungalow opposite and a parking court and garages off Park Farm Road to the rear. The area is of medium density with detached and semi-detached bungalows, chalet style dwellings, two storey properties and a modern block of flats of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

Proposed roof alteration to first floor to form a new gable face to rear elevation.
Proposed new gable roof to existing garage.

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

Arboriculturalist

No objections.

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: 13

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 proposal is for a gable end rear roof extension to create an upstairs shower room and a new pitched roof over the existing garage - this element of the scheme would be visible from the public realm. The extension would be a modest addition to the property with no increase in the existing footprint and would result in a cohesive form of development.

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 rear roof addition does not extend beyond the existing rear elevation of the property, is set in from the roof edges by approximately 1.5 metres and is 1.2 metres below the ridge height. Whilst there is a window to both side elevations of the roof slope of the extension, they are more than 1.7 metres above the floor level of the new shower room and a condition is recommended for these windows to be obscure glazed to lessen any perception of overlooking. The window in the gable end of the roof addition is of a modest size and it is considered this would not result in a harmful degree of overlooking.
- 7.6 The new pitched roof to the garage is approximately 1.2 metres higher than the existing roof and whilst it is adjacent to the property boundary, it slopes away from the neighbours and is therefore judged any impact would be negligible. It is noted there are no properties directly to the rear of the application site
- 7.7 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/17/00571 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 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 shower room windows in the first floor on the eastern and western elevations 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:

Drg no. 81SRCP - Location plan, block plan, existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.