
Site Address:	24 Haslar Crescent, Waterlooville, PO7 6DJ		
Proposal:	Loft conversion and pitched roof over flat roof to rear.		
Application No:	APP/17/00267	Expiry Date:	12/05/2017
Applicant:	Mr & Mrs D Reynolds		
Agent:	Mr A Kanavan	Case Officer:	Harriet Pitney
	Kanavan & Wingfield		
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached bungalow located to the southern side of Haslar Crescent, comprising elevations of both brick and render construction with a tiled pitched roof.

The site is relatively level and benefits from open vehicular access to the hard surfaced front driveway which facilitates adequate offroad parking provision. Access to the rear garden can be obtained via a double side access gate and is primarily laid to lawn, enclosed by a close boarded timber fence which is approximately 2 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

95/60185/000 - Single storey rear extension., PERM,21/07/1995

56/04551 - for the erection of 123 houses and bungalows, UNK,11/09/1956

APP/17/00419 - Dormer to the rear with 2 windows to create head height in bedrooms, flat felted roof with insulation. Timber clad to match existing gable end of bungalow. Timber frame built, INV,

3 Proposal

This application is for a loft conversion, incorporating a dormer window to the side (eastern) elevation and a pitched roof over the existing flat roof to the rear.

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage

No drainage observations

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: 5

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

(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 There are a number of properties within the streetscene of Haslar Crescent that have been extended previously with the addition of a dormer window to the side (specific reference is made here to the adjacent neighbouring property No. 26 Haslar Crescent). On this basis, a precedent has been set within the immediate locality for this type of extension to the roof. Whilst this aspect of the proposal would be visible from the streetscene, given the other examples evident within the immediate locality, the scale, siting and design of the proposed dormer to the side is considered to reflect the existing character of the streetscene and therefore accords with Policy CS16 of the HBLP (Core Strategy).

7.4 The proposed extension to the roof would not be readily visible from the public realm and therefore it is not considered that this aspect of the proposal would result in any

impact which would be considered harmful to the visual amenity of the surrounding locality. Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context with the main dwelling which respects the existing built form and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.5 When assessing the impact of the proposal on neighbour amenity, it is important to acknowledge that the adjacent neighbour (No. 26 Haslar Crescent) has undertaken similar works to their property which comprise a dormer to the side elevation and a pitched roof extension to the rear.
- 7.6 Whilst it is not considered that the side dormer would result in any impact which would cause any loss of light or appear overbearing to this property, it is acknowledged that there is potential for overlooking and loss of privacy by virtue of the position of the proposed side dormer and the three windows proposed. On this basis, a condition has been attached to the planning approval which requires the windows proposed within the side dormer to be obscurely glazed and permanently fixed shut unless the section which is capable of being opened is above 1.7 metres above the floor of the room in which the window is located. This would be in accordance with the tolerances set out within the Permitted Development criteria and would alleviate any potential for overlooking or loss of privacy.
- 7.7 It is acknowledged that a single storey extension already exists to the rear and this proposal seeks to provide a pitched roof extension over the existing flat roof, in line with the development undertaken on the adjacent neighbouring property (No.26 Haslar Crescent). It is considered that there is sufficient distance between both adjacent neighbouring property's and the proposed pitched roof extension to the rear to not appear overbearing or result in any loss of light. Furthermore, there are no windows proposed within the roof of the rear extension and as such would not result in any loss of privacy or overlooking.
- 7.8 Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent and the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.9 It is noted that no letters of objection were received with respect to this development.

8 Conclusion

- 8.1 The proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00267 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 eastern elevation of the proposed dormer window shall be fitted with, to a height of no less than 1.7 metres above finished floor level, non opening lights and 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:

Location plan (2321:3)- received 13th March 2017

Block plan (2321:3)- received 13th March 2017

Proposed section plan (2321:3)- received 13th March 2017

Proposed floor plans and elevations (2321:1)- received 13th March 2017

Existing floor plans and elevations (2321:2)- received 13th March 2017

Construction details (2321:4)- received 13th March 2017

Reason: - To ensure provision of a satisfactory development.