
Site Address:	15 Waterloo Close, Waterlooville, PO8 8QJ		
Proposal:	Increase in ridge height to enable loft conversion with dormer to north elevation and windows in gable ends. Single storey extension. (Revised Application).		
Application No:	APP/17/00762	Expiry Date:	08/09/2017
Applicant:	Mr Needham		
Agent:	Mrs Charles	Case Officer:	Tina Pickup
	M3 Architectural Design Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a small detached bungalow that is currently vacant and the plot overgrown. It is a corner plot sited on the western side of Waterloo Close, on the bend in the cull-de-sac. The site therefore has two road frontages, which is bounded by an evergreen hedge. The northern highway verge is wider than average being grassed with a line of trees, providing a spacious and verdant setting. The site has an existing vehicular access at its western end, the dropped kerb on the bend of the head of the cul-de-sac and shared with No 19 to the west, leading to a single flat roofed garage that is attached to No 19's garage. This currently provides 2 on site parking spaces.

The existing bungalow is constructed of buff brick with white cladding in the gable ends, beneath a brown concrete tiled roof. The pitch of the roof is currently 30 degrees.

Waterloo Close is characterised by modest density residential dwellings: the southern half of the road to the bend are predominantly semi-detached hipped roofed bungalows that were originally uniform in design - a few small dormers have been added but otherwise this part of the road remains single storey bungalows. However the character changes on the bend with No 16 opposite being originally a similar detached gable ended bungalow but in 2006 permission was granted to raise the roof and add side dormers. This was done by raising the eaves but keeping the pitch of the roof the same - the resultant dwelling now looking un-naturally high. Beyond No 16 the style of properties changes to higher two storey semi-detached dwellings having cat-slide ends. This style of dwelling continues round the head of the cul-de-sac up to No 19 immediately to the west of the application site.

2 Planning History

APP/17/00664 - Increase in ridge height to enable loft conversion with dormers to north and south elevations and windows in gable ends., Withdrawn,07/07/2017

Also of relevance No 16:

06/53248/001 - Extension of roof over existing flat roof rear extension, dormer windows to both side elevations. Permitted 09/05/2006

3 Proposal

This is a revised scheme following the Withdrawal of APP/17/00664 which was considered to have an adverse impact on the neighbour to the south at No 13 due to the bulk and overlooking of the proposed dormer; as well as the design having a detrimental impact on the visual appearance of the street scene.

Revised plans have been submitted which proposes increasing the ridge height by changing the pitch from 30 degrees to 39 degrees which results in a ridge increase of about 0.9m - this in turn enables a loft conversion and a part pitched roof dormer is proposed to the north elevation and windows in the gable ends. A single storey extension to the north elevation is also proposed, creating an entrance porch. The plans also show a third parking space off the existing driveway. The proposal would result in a 4 bedroom dwelling with lounge and separate dining room.

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

Highways Engineer, Development Engineer

There is no new access to the highway and therefore this application should be determined by the Planning Authority using Standard Highway advice

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: **10 letters of objection:**

5 on the original plans and 5 from 4 different addresses on the amended plans

Comment	Officer Comment
addition of second storey to small bungalow on small plot creates 4 bedroom house - intrusive design & windows overlook; out of keeping with cottage style houses	see section 7 below
conversion to 5 bed/3 bathroom house would deplete affordable housing stock;	not relevant consideration to a householder application
on bend with access and parking problems - esp during building process; cars already park in road; garage not sufficient size for modern car and spaces will encroach onto pavement; cul-de-sac refuge from throughput traffic; service vehicles have to back up as head of road often blocked and difficult to turn; tree and telegraph pole limits ability to widen access; not room for 3 cars on small plot	see parking section 7.9 below disturbance during construction process an Environmental health issue
scale so close will dominate and adversely impact light to north of our bungalow; box dormer design ugly and not in keeping; eyesore and overbearing; prominent site and visually detrimental to wider area;	see section 7
loss of privacy from west facing gable end windows; direct overlooking from south dormer into rear garden; only 2.5m away and direct view into our bedroom;	south facing dormer omitted from scheme; west windows - see para 7.7
living space unrealistic;	how internal space used not material consideration
side extension is infact a front extension closer to road; proposed extension seems close to drain cover and potential sewer	Council records indicate surface water sewer close to north elevation - Southern Waters approval for this will be required and a condition/Informative added to cover this issue
raising ridge cause increased roof area for rainfall causing problems for neighbours	Building Regs matter
have ecological investigations been carried out? bats in locality which are protected species	No submitted ecological appraisals and none considered necessary - but bats are protected Species so if found then the Wildlife Act legislation would trigger their safeguarding - an Informative can be

	added
increased fire risk	Building Regs matter
loss of value and salability of our property;	not a relevant material consideration
maximises value of property with no respect to home owners	not a relevant material consideration

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) Parking and sewer

(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 site is located as the last bungalow on the west side of the road before the character changes to two storey dwellings - it is also opposite No 16 which has been increased in height and provides a logical step up and transition from bungalow to houses. The proposed increase in ridge height would therefore repeat this step up and transition in street scene terms which is considered acceptable in principle. The design of this proposal seeks to maintain the existing eaves line and increase the roof pitch, which is considered would result in a better form of development, more related to the neighbouring bungalow to the south, than the development at No 16 opposite.

7.4 The proposed dormer on the north roof slope, whilst large is nevertheless set in from the gable ends and up from the eaves line and a false pitch has been added - these features would help to reduce the bulk of the dormer and improve its appearance in street scene terms. The proposed extension to the north elevation includes a pitched roof and would break up this elevation giving a central feature. The separation to the boundary hedge would be between 3 and 4m which is considered sufficient to respect the spacious setting of the site.

7.5 Overall the design of the increased ridge, dormer and extension is deemed appropriate in context to the main building and the street scene, and compliant with the Borough Design Guide - it 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

7.6 As originally proposed the dormer on the south facing roof slope would have had a detrimental impact on the privacy and living conditions of the occupiers of No 13

directly to the south - views would have been possible into both the rear garden area and bedroom windows. The siting of the bungalow is unusually tight to No 13, being virtually on the boundary line and already having a ground floor lounge window in the south elevation directly facing into the driveway of No 13. This tight relationship with No 13 means that any roof alterations are particularly dominant on No 13. By raising the angle of the roof and not the eaves, the impact has been minimised - the roof will still slope away from No 13 and the difference in angle should have a minimal impact in terms of bulk - and the complete omission of any windows in the southern roofslope protects the privacy of the neighbours - it is considered necessary to condition this to prevent rooflights/windows which could result in unacceptable loss of amenity.

- 7.7 Other neighbours have also objected to loss of privacy from the proposed gable end windows and the dormer. However any views from the dormer would be across a public street and not considered invasive of any private area over and above the levels that already exist in this established residential street. The gable window to the east would also be across the public road, but the western window would face the side elevation of No 17. Due to the cat-slide design this side elevation is blank with no windows so there would be no direct overlooking into any rooms. Whilst there might be some angled views across the intervening garages into the rear garden, this would be relatively oblique and no more intrusive than already exists from the 2 storey neighbours and first floor dormers in the rear of the bungalows on the west side of Waterloo Close. Therefore it is considered that any additional overlooking and loss of privacy would be marginal and not sufficient to justify a reason for refusal.
- 7.8 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).

(iv) Parking

- 7.9 The existing garage is old and not of sufficient size to contribute to a parking space meeting the current standards and hence 3 on site parking spaces are required for the resultant 4+ bedroom property. These have been shown as achievable and should not necessitate any additional dropped kerb or loss of frontage hedge (or affect the highway tree or telegraph pole). No 17 adjacent has a similar hardsurfaced area for the parking of 3 cars and it likely that the resultant area would be a handed version of this. However the plan to date is not very clear or practical and hence it is recommended that a condition be imposed that requires a more detailed plan precisely specifying the extent of the hardsurfacing. For surface water drainage reasons as well as the visual impact of large areas of hardstanding, it would be preferable to minimise the extent of hardsurfacing.
- 7.10 Whilst residents have objected to the parking congestion on the cul-de-sac, the required parking can be achieved and the relevant standards as set out in the Parking SPD 2016 met. Therefore there is no highway objection to the proposal.
- 7.11 It is likely that a surface water sewer runs along the northern boundary of the site and may affect the implementation of the proposed extension. The agent has been made aware of this issue and advised to contact Southern Water.

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/17/00762

(A) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location and Block Plan Drawing No 1384-010
Proposed Plans Drawing No 1384-200 as Amended and received on 15 August 2017
Existing & proposed Elevations Drawing No 1384-201 as Amended and received on 15 August 2017

Reason: - To ensure provision of a satisfactory development.
- 3 All works of external repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.
Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alterations to the south facing roof slope of the dwelling hereby approved including the addition of any windows permitted by Part 1, Classes B or C of the Town and Country Planning (General Permitted Development) Order 2016, as amended Order shall be inserted at any time.
Reason: To protect the amenity of the neighbours at 13 Waterloo Close, and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Prior to the commencement of development the precise extent of the hardsurfacing area for the parking of 3 cars shall be submitted to and approved in writing by the Local Planning Authority. The area should utilise the existing access and dropped kerb without widening the access or result in the loss of any frontage hedge. The agreed area shall be constructed of porous

materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. The parking and access arrangements shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 To protect and safeguard the existing drainage and sewer, no development shall take place until a scheme for the works to the sewer have been agreed in writing with the Local Planning Authority in consultation with Southern Water. Any agreed works shall take place in full accordance with the approved details to a timetable agreed with Southern Water.

Reason: To protect public sewers and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.