
Site Address:	20 Blossom Drive, Waterlooville, PO7 5AW		
Proposal:	Loft conversion		
Application No:	APP/17/00424	Expiry Date:	17/08/2017
Applicant:	Mr Burgess		
Agent:	Mr Curnow	Case Officer:	Harriet Pitney
	Thorns Young Ltd		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a maisonette style dwelling located to the south side of Blossom Drive, comprising elevations of brick construction with a tiled pitched roof.

Parking provision associated with the dwelling is located to the rear of the site which is accessed via a car port which runs underneath the living accommodation at first floor level. The property benefits from two dedicated off-road parking spaces.

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

2 Planning History

APP/11/00977 - Application for Non Material Amendment to Planning Permission 10/53728/009 relating to chimneys (plots 1-5), fenestration (excluding rooflights) (plots 1, 2 and 5), internal layout changes (bedrooms) (plots 1-5) and Omission of second floor false gable window (plot 5)., PERM,11/10/2011

APP/11/01040 - Installation of solar panels within roof covering to Plots 12, 13, 14, 15, 16, 19, 20, 21 & 22., PERM,09/08/2011

APP/11/01324 - Application for non-material changes to Planning Permission 10/53728/009 relating to window heads and cills to be brickwork (as constructed detail) - plot six; window head to first floor side window elevation to be straight edge brickwork (as constructed detail) - plots seven and nine; removal of ground floor side elevation window lounge room - plot seven. , NFA,09/09/2011

APP/11/01325 - Discharge of Condition No. 23 (i) and (ii) of Planning Permission 10/53728/009. , PERM,24/10/2011

APP/11/01326 - Discharge of Condition No's 3, 4, 6, 7, 8, 10, 11, 12, 30 and 31 of Planning Permission 10/53728/009. , PERM,02/04/2012

10/53728/009 - Construction of 31No. houses with associated access and landscaping., PERM,29/10/2010

APP/13/00872 - Application for written confirmation that the planning conditions imposed in relation to planning permission 10/53728/009 and the associated S106 Agreement (dated 29.10.10) requirements have been discharged. , PERM,18/11/2013

APP/17/00704 - Variation of S106 dated 29.10.10; clause relating to affordable housing provision to be varied so that the time frame to agree the price is set., UNK,

3 Proposal

This application proposes a loft conversion to 20 Blossom Drive, incorporating the construction of a flat roofed dormer window to the rear roof slope.

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: 7

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) Parking
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- (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 development management criteria.

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

- 7.3 This application has been the subject of amended plans whereby the original proposal submitted was considered to result in excessive building bulk to the existing roof slope which would be likely to result in a detrimental impact on the character and appearance of the area and not inkeeping with the surrounding locality.
- 7.4 Having relayed these concerns to the agent acting on behalf of the applicant, revised plans were received which sought to reduce the dormer in terms of its size and scale so that it did not extend the entire width of the existing roof slope which significantly reduces the added bulk and mass originally proposed. On this basis, it is considered that the design and appearance of the revised proposal is deemed to be acceptable in context with the main dwelling and respects the existing built form.
- 7.5 As such, the proposed development would appear to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in any adverse impact on the visual amenity of the surrounding locality.
- 7.6 It must be acknowledged that these works could ordinarily be undertaken via Permitted Development, however in this instance the planning permission under which the property was built (10/53728/009) removed Permitted Development rights relating to Classes A/B/C/D/E/F/G and it is on this basis that planning permission is required.

(iii) Effect on neighbouring properties

- 7.7 It is not considered that the proposed dormer would result in any additional overlooking or loss of privacy to any of the adjacent residential properties as the proposed development is sited in excess of 30 metres from the properties to the rear, with no windows proposed on either of the side elevations. Furthermore, the rear boundary is relatively well screened by a variety of mature trees, obscuring the view from the properties to the rear.
- 7.8 Due to the nature of the proposed development, the proposed dormer would also not result in any loss of light due to its position within the roof slope and on this basis meets the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.9 It is noted that no letters of objection were received in relation to this application.

(iv) Parking

- 7.10 As the proposed development seeks to increase the number of bedrooms provided from two to three, two offroad parking spaces would be required in accordance with the Councils Adopted Parking Standards. The agent has confirmed that 20 Blossom Drive benefits from 2 offroad parking spaces, one directly under the application site and the other to the rear. These are reflected within the location plan submitted.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00424 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 indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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

Amended location plan- received 19th June 2017

Block plan- received 24th April 2017

Amended existing and proposed elevations and floor plans (1043:17 Rev B)- received 22nd June 2017

Reason: - To ensure provision of a satisfactory development.