
Site Address:	54 Durley Avenue, Waterlooville, PO8 8UZ		
Proposal:	Raised roof over existing bungalow.		
Application No:	APP/17/00872	Expiry Date:	09/10/2017
Applicant:	Mr Long		
Agent:	Mr Dunks	Case Officer:	Bee Crawford
	Andrew R Dunks Ltd.		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1. 1 Site Description

- 1.1 The application site is a detached bungalow with a brown tile pitched and hipped roof and elevations of red multibrick and cream painted render. The site is level with open vehicular access to the front leading to an area of block paving and a concrete drive to the side of the property. The front boundaries consist of a 1 metre high wall to the front, a 1.2 metre high fence to the south east and shrubs to the north west. The rear garden is currently uncultivated with a patio area and a large garage and shed which extends across the rear width of the site and 1.8 metre high fencing to the south eastern and north western boundaries.
- 1.2 There is a detached bungalow to the south east, a modern two storey detached property to the north west, the rear garden of a property in Everglades Avenue to the rear and detached bungalows opposite. The area is of medium density with detached and semi-detached bungalows and two storey properties of similar and different ages, style and design.

2 Planning History

APP/16/01244 - Single storey rear extension, permitted 30/01/2017.

3 Proposal

- 3.1 The proposal is for the provision of a new raised roof over the existing bungalow, (including the extension which was permitted under APP/16/01244).

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)

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

None.

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: 8

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 to raise the overall height of the roof by 1 metre and would be visible from the public realm. However, it would not extend any closer to the highway than the current building line which is approximately 5 metres away from the front boundary of the site. Whilst the increase in the ridge height would alter the appearance of the property, the street scene is diverse in nature and the relationship between the immediate neighbouring properties is such that the extension is unlikely to harm the degree of spaciousness in this part of Durley Avenue.

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 development is for a new roof with a raised ridge height over the existing dwelling which has recently been extended. There would be no change in the distance to the property boundaries which are 1 metre to the south east and 3.5 metres to the north west and the new roof pitches away from the neighbours, mitigating any perception of mass. The previous planning permission for the site (APP/16/01244) made provision for a rooflight in each side elevation with no restrictions imposed on their glazing and/or degree of opening - this being in light of the fact that the limited ridge height of the existing bungalow was being retained which would be unlikely to accommodate roof accommodation. In the case of the current application, whilst not forming part of the submission the raised ridge height could facilitate the conversion of the roof at a later date, with implications for the privacy of adjoining properties which are not currently overlooked by No.54. In light of this possibility conditions are recommended for the proposed rooflights in both side elevations to be obscured glazed and fixed shut; and also for permitted development rights for a future loft conversion to be the subject of Local Planning Authority control in order to protect the amenities of the occupiers of the neighbouring properties. It is deemed the properties opposite and to the rear are a sufficient distance away for any impact to be negligible.
- 7.6 Consequently, and with these conditions in place, it is considered that the proposal would not 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/17/00872 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, no alteration to the roof of the dwelling hereby approved including the addition of windows, permitted by Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015, shall be carried out without the written consent of the Local Planning Authority.

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. Special.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, prior to first occupation of the extension hereby permitted the rooflights in the south east and north west roof slopes shall be fixed shut and 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.

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

Location plan

Drg no. 4866/500 Block plan

Drg no. 4866/1 Existing elevations plan

Drg no. 4866/2 Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.