
Site Address:	20 Lansdowne Avenue, Waterloooville, PO7 5BL		
Proposal:	Rear extension and loft conversion with front and rear dormer.		
Application Type:	Full Planning Permission		
Application No:	APP/23/01050	Expiry Date:	06/03/2024
Applicant:	Mr A Kryemadhi		
Agent:	Mr D Treagus	Case Officer:	Bethany Crowther
	Derek Treagus Associates		
Ward:	Purbrook		

Recommendation:

1 Site Description

- 1.1 The application site comprises a semi detached bungalow with accommodation in the roof space to the north east of Lansdowne Avenue. The dwelling has cream painted brickwork and a tiled pitched roof. The property has a hard standing area to the front to allow for onsite parking.
- 1.2 The surrounding area is residential in character and contains a mix of detached and semi-detached bungalows of varying design. It was noted on a site visit that there is a range of front, side and rear dormers within the street scene of varying design. Lansdowne Avenue has a sloping gradient where the east of the road is higher than the west of the road.

2 Planning History

No recent planning history.

3 Proposal

Rear extension and loft conversion with front and rear dormer. Alterations to fenestration including removal of existing bay window, construction of a porch. Render finish to existing elevations.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Councillor Ryan Brent

No comments received.

Developer Services, Southern Water

Protection of Public Apparatus

It appears that the developer is intending to build-over a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

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

The application was subject to re-consultation with the neighbouring properties for a 7 day period following the submission of an amended plan.

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

(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 On the front elevation, the proposal contains a front dormer and rooflight which would be visible in the street scene. Although, the design of the front dormer is contrary to the guidance set out in the Council's Design SPD, it was noted on a site visit that a front dormer of a similar design is present at a neighbouring property. It was also observed that there are a number of flat roof front and side dormers of varying scale and design in Lansdowne Avenue. The proposed front dormer would contain anthracite grey cladding and two windows. For the reasons set out, it is considered that the proposed front dormer would not cause any unacceptable harm to the character of the area.

- 7.4 The proposed rear extension would extend approximately 4 metres from the original rear wall of the dwelling, have an approximate width of 5.3 metres and an approximate height of 3.1 metres and would facilitate a living area. The external walls would be rendered which is considered in keeping with the context of the host dwelling. There would be a set of bi-folding doors on the rear elevation and a window on the west elevation.
- 7.5 The proposed rear dormer would have a depth of approximately 3.8 metres, a height of approximately 2.4 metres and a length of approximately 6 metres. It was observed on a site visit that there are numerous rear dormers in Lansdowne Avenue of varying size and scale. It is considered that the rear dormer would not appear out of keeping with the character of the area.
- 7.6 To the front of the property there would be the removal of the existing bay window, erection of a porch and render to the existing elevations, All of which can be carried out under Permitted Development and therefore do not require express planning permission, nonetheless, the proposed amendments are considered to be visually acceptable
- 7.7 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

- 7.8 To the east of the property is no. 18 Lansdowne Avenue, which is sited at a slightly higher elevation than the application site. To the rear of the property there is boundary fencing separating the two properties. The neighbouring property has a rear extension that extends approximately 1 metre further than the proposed extension. There would be an approximate 1.4 metre gap between the proposed extension and the extension at no. 18. It is therefore considered that the extension would not lead to a loss of light, privacy or outlook to the neighbouring property. The front and rear dormers are considered to not lead to any harmful impacts in terms of loss of light, outlook or privacy to the neighbouring property.
- 7.9 To the west of the property is no. 22 Lansdowne Avenue which is sited at a lower elevation than the application site. To the rear there is a boundary fence separating the two properties. The neighbouring site has a rear extension that extends approximately 2 metres further than the proposed rear extension. There would be an approximate 2 metre separation distance between the proposed rear extension and the neighbouring rear extension. The proposed side window on the rear extension would look out to the side wall of the rear extension at no. 22 Lansdowne Avenue. It is therefore considered that the proposed rear extension would not lead to a loss of privacy, outlook or light to the neighbouring property. The front and rear dormers are considered to not lead to any harmful impacts in terms of loss of light, outlook or privacy to the neighbouring property. The proposed first floor window in the western side elevation would be obscurely glazed, a condition is recommended to ensure that this would be of an appropriate specification to safeguard the privacy of the neighbouring occupiers.
- 7.10 Due to the separation distance the proposed rear extension and rear dormer are considered to not lead to any harmful impacts in terms of loss of light, outlook or privacy to the properties to the rear of the application site.

- 7.11 The front dormer is considered to not lead to a loss of privacy, outlook or light to the properties to the front of the application site.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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.

(iv) Parking

- 7.13 The proposed loft conversion would take the property to a 3 bedroom property, requiring the provision of 2 car parking spaces as set out in the Council's Parking SPD. This is the same requirement as existing. There is a hardstanding surface to the front of the property which meet the space requirement to provide these two spaces.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01050 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:

PROPOSED ELEVATIONS REV A 23/351/04
PROPOSED FIRST FLOOR PLAN 23/351/03
PROPOSED GROUND FLOOR PLAN 23/351/02
EXISTING DETAILS, LOCATION & SITE PLANS 23/351/01

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 Prior to the commencement of development, details of measures to be undertaken to protect public sewers, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the site having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021. This is a pre-commencement condition as it goes to the heart of the permission.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the roof conversion hereby permitted the window in the first floor on the western elevation facing number 22 shall be fitted with, to a height of no less than 1.7m 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.