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Site Address: 32 Durley Avenue, Waterlooville, PO8 8XA  
Proposal: Front and rear extensions to an existing bungalow, with a new roof and loft conversion  
Application Type: Full Planning Permission  
Application No: APP/24/00143                      Expiry Date: 22/04/2024  
Applicant: Mr Watson  
Agent: Mr K Russell                      Case Officer: Joseph Toole  
            D84 Architects Ltd  
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

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## **1     Site Description**

32 Durley Avenue, Waterlooville, is a detached bungalow located to the north side of Durley Avenue. The bungalow comprises of brickwork and concrete roof tiles.

The property is located within a residential area with a mixture of one and two storey properties.

## **2     Planning History**

No relevant planning history.

## **3     Proposal**

The proposal would involve a new roof with a first floor loft conversion. The height of the dwellinghouse would be increase by approximately 0.6 metres to a maximum height of approximately 5.7 metres to accommodate 3 bedrooms and a bathroom on the first floor. Other works involve a front infill extension to provide additional space for the front bedroom. It is worth noting this extension would not extend out further than the existing front wall of the dwellinghouse. Furthermore, there would be a rear extension, having a width of approximately 8.6 metres, a depth of approximately 4.5 metres and a height joining up to the new roof.

## **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)  
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**

### **Councillor Andrew Briggs**

No Comment.

### **Councillor D Keast - Cowplain**

No Comment.

### **Councillor Neil Bowdell - Cowplain**

No Comment.

## **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: 17

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
- (iv) Parking matters

- (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 would involve a change in materials from brickwork and concrete roof tiles to cream render and new traditional roof tiles in Marley smooth brown. This is considered to be of appropriate design with numerous properties within the locality having similar finishes to that proposed here.

7.4 The proposed new roof design and front infill extension would be visible from the street scene. Whilst the proposal would increase the presence of the property becoming a chalet bungalow, due to its modest increase in footprint and height it is not considered to appear overly dominant to have an adverse impact upon the character of the area. It is also worth noting the property would continue to be smaller than lots of other properties within the street, which are two storey. The topography of the land

does slope towards to west (No.32) however as mentioned above due to its modest increase it is not considered to have an adversely harmful impact upon the character of the area.

- 7.5 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

- 7.6 To the front it is considered the proposed infill extension would not have an adverse impact on any of the surrounding neighbouring properties. This is because the proposed infill extension would not extend out beyond the existing front wall of the property. At first floor level there would be two windows serving a bathroom and a bedroom. As these views would face out onto the public highway and the front gardens of the properties opposite it is not considered to have an adverse impact on any surrounding properties.
- 7.7 On the east side facing No.30 Durley Avenue there is a separation distance of approximately 4.3 metres from the side wall of the property to the side wall of No.30. Furthermore, the roof would be hipped away on this side and the is ground at a lower level to No.30. Taking this into account it is considered the proposed increase in roof height is not considered to have an adverse impact on the occupiers of No.30. The proposed rear extension would extend out in line with the rear of No.30. However, as previously mentioned due to the separation distance and the fact No.30 have no side windows on this elevation it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. At ground floor level there would be a door serving utility room on this side. As this would be screened by the existing fencing along the boundary it is not considered to have an adverse impact on No.30. At first floor level there would be three high level windows. As these windows are considered to be 'non looking' being above 1.7 metres finished floor level they are not considered to have on the occupiers of No.30. A condition has been recommended for these rooflights to be installed above 1.7 metres in finished floor level to reduce overlooking.
- 7.8 On the west side facing No.34 Durley Avenue there is a separation distance of approximately 3.5 metres from the side wall of the property to the side wall of No.34 with the proposed roof hipping away on this side. The land is at a higher level on the application site compared to No.34, taking into consideration the separation distance and hipped roof it is not considered to have an adverse impact upon the occupiers of No.34. The proposed rear extension would extend out approximately 2 metres further than the neighbour's rear extension at No. 34. Due to its modest depth and separation distance it is not considered to appear overbearing to the neighbouring occupiers. Due to its orientation, design and ground levels there would be some form of loss of light to the side window at No.34 serving their rear extension. However, as this window is dual aspect with bi-folding doors serving the same room it is considered on balance not to have an adverse impact to warrant a refusal. Furthermore, 45 degree plans have been provided on the proposal's impact to the rear bi folding doors at No.34. It demonstrates the scheme would not result in an adverse loss of natural light to this space therefore it is considered to be appropriate. On the ground floor there would be a window serving an en-suite. This would be screened by the existing fencing along the shared boundary with No.34 thus not considered to cause harmful overlooking. At first floor level there would be three high level windows. As these windows are

considered to be 'non looking' being above 1.7 metres finished floor level they are not considered to have an adverse impact on the occupiers of No.34. A condition has been recommended for these rooflights to be installed above 1.7 metres in finished floor level to reduce overlooking.

- 7.9 To the rear on the ground floor there would be bi-folding doors and a window facing out onto the rear garden. Due to the existing boundary treatment on all sides they are not considered to cause harmful overlooking to any of the surrounding properties. At first floor level there would be two windows serving bedrooms facing out onto the rear garden and the back of No.29 Summerhill Road. Whilst this would introduce a new form of outlook at this level, it would have a separation distance of approximately 35 metres from the rear wall of the property to the rear wall of No.29, which complies the criteria set out within the Havant Borough Design Guide SPD. It is also worth noting there are other first floor windows established within the street and it is considered to create views as expected within a residential area, therefore considered not to have an adverse impact on residential amenity.
- 7.10 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 matters

- 7.11 The proposal would increase the number of bedrooms from 2 to 4 therefore 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. The Parking Plan provided 3 car parking spaces can be provided on site. The situation on site with the picket fencing currently does not allow for all these spaces to be provided therefore a condition has been recommended that 3 car parking spaces are made available prior to the occupation the proposed works. This would comply with the Parking Standards and Policy DM13 of the Havant Borough Core Strategy (2011).

## 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, parking and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00143 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:

Location Plan

Proposed Site and Block Plan - D8424\_02/01

Proposed Parking Plan - D8424\_02/02

Proposed Floor Plans - D8424\_02/SK01

Proposed Elevations and Section Plans - D8424\_02/SK02

45 Degree Elevations

45 Degree Floor Plan

**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.

**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 The car parking and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted 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 DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the works hereby permitted, the 6 rooflights on the east and west sides of the property shall be fitted to a height of no less than 1.7m above finished floor level 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.