
Site Address:	97 Haslar Crescent, Waterlooville, PO7 6DD		
Proposal:	Loft conversion with side facing dormer.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00022	Expiry Date:	12/03/2024
Applicant:	Mrs Terry Bridger		
Agent:	Mr Danny Manns	Case Officer:	Joseph Toole
	D.M. Designs		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

97 Haslar Crescent, Waterlooville, is a single storey bungalow located to the north side of Haslar Crescent. The bungalow comprises of brickwork and white cladding with concrete roof tiles. Vehicular access is from Haslar Crescent with parking to the side.

The bungalow is located within a residential area with surrounding properties of similar style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposal is for a loft conversion with side facing dormer to provide a bedroom, playroom and two shower rooms. The proposed dormer would have a length of approximately 8.9 metres, a depth of approximately 2.4 metres and a height of approximately 1.8 metres.

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 Carly Scannell - Hart Plain

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor Gwen Robinson

No Comment.

Councillor James Blades

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Rear window will adversely impact the privacy of our garden, the patio area and views into conservatory, kitchen and lounge	Please see Section 7.
Contrary to Havant Borough Council Design Guide SPD	Please see Section 7.
The Car Parking Plan shows 3 car parking space that do not currently exist	This is noted. A condition for the parking spaces to be provided prior to the occupation of the loft conversion has been recommended to the decision.
Overlooking concerns from rear window encroaching privacy of my home	Please see Section 7.
Out of keeping with the area	Please see Section 7.

Side windows causing overlooking into private amenity space	Please see Section 7.
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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 proposed dormer would have concrete roof tiles to match the existing property. This would be in keeping with the main dwellinghouse and the character of the area.

7.4 Although the proposed dormer would extend across most of the width of the property, it would be set slightly down off the ridge and significantly up from the eaves thus appearing subservient to the main dwellinghouse. Furthermore, there are numerous side dormers of similar scale and design within the immediate area therefore the proposal is not considered to appear out of keeping with 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 Whilst the proposed dormer would be visible to the front it is not considered to have an adverse impact on the properties to the front (opposite).

7.7 The proposed dormer would go along the eastern side of the boundary facing the footpath and the side of No.99 Haslar Crescent. Within the proposed dormer there would be three windows serving a bedroom (closest to the front), a landing (middle) and a playroom (closest to the rear). The bedroom and landing windows would face out onto the side wall of No.99 and not considered to cause directly harmful overlooking into the private amenity space of No.99, with a separation distance of approximately 10.6 metres. It is worth noting this relationship has been established within the immediate area. The window serving the playroom (closest to the rear) would be above 1.7 metres in finished floor level as such it is considered to be 'non over-looking' and would not cause harmful overlooking on the occupiers of No.99. A condition for this window to remain above 1.7 metres finished floor level would be recommended in order to prevent harmful overlooking on this side.

- 7.8 On the west side facing No.95 Haslar Crescent there would be four rooflights, one serving a bedroom, two serving shower rooms and one serving a playroom. As these windows are relevantly small and would face out on the side of No.95 it is not considered to cause directly harmful overlooking into the private amenity space of the neighbouring occupiers.
- 7.9 To the rear there would be a first floor window serving the playroom. Whilst this would introduce a new outlook on this side, due to its distance from the properties to the rear of approximately 31 metres and views being reduced by the neighbour's garage at No.95 it is not considered to have an adverse impact on overlooking to surrounding properties. The distance from the properties to the rear would comply with the Havant Borough Design Guide SPD in terms of back to back distances. The guidance requires a separation distance of 24m in a two storey to single storey relationship so this is significantly exceeded (31m). It is worth noting within the Havant Borough Design Guide it states some overlooking of gardens from upper floors of dwellings will be unavoidable in most urban and suburban housing layouts. Furthermore, first floor rear windows have been established within the immediate area and the relationship is therefore considered to be acceptable.
- 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).

(iv) Parking matters

- 7.11 The proposed works would increase the number of bedrooms from 3 to 4. The figure of 4 bedrooms includes the playroom as this space could be used as a bedroom. Therefore 3 car parking spaces need to be provided on site according to the Havant Borough Parking Standards SPD. A Car Parking Plan has been provided showing 3 car parking spaces to the front of the property. Due to the current situation on site 3 car parking spaces cannot be provided, therefore a condition for the 3 car parking spaces to be provided prior to occupation of the loft conversion has been recommended. This would comply with Policy DM13 of the Havant Borough Core Strategy (2011). This is likely to require the creation of a dropped kerb to an unclassified road and an informative is recommended in relation to Highway Authority requirements.
- 7.12 It is also noted that the parking requirements may result in the removal of two front garden fir trees, these are not considered suitable for preservation orders and their removal would not require consent.

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/24/00022 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
Block Plan
Car Parking Plan
Existing and Proposed Floor Plans and Elevations - 01A REV B

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 Prior to the use of the first floor residential accommodation hereby approved the 3 car parking spaces as shown on the Parking Plan shall be provided on site and retained and maintained thereafter unless otherwise agreed by the Local Planning Authority.

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 use of the first floor accommodation hereby permitted the window serving the playroom (closest to the rear) in the first floor dormer on the east elevation facing No.99 Haslar Crescent shall be fitted with a cill 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.