

Site Address: 31 Alameda Road, Waterlooville, PO7 5HD
 Proposal: Construction of rear dormer with gable lifts to provide additional first floor accommodation. Construction of roof lantern to existing flat roofed rear extension.
 Application Type: Full Planning Permission
 Application No: APP/22/00823 Expiry Date: 14/10/2022
 Applicant: Mr & Mrs Jones
 Agent: Case Officer: Denise Sheath
 Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

31 Alameda Road, Waterloooville, is a single storey property located in a quiet residential area. The property has a painted render exterior and hardstanding to the front of the property providing parking for 3 cars. The dwelling house has a particularly high pitch to the roof and a velux window to the centre of the front roof slope. The property benefits from a single storey flat roof extension to the rear north west elevation and there is a detached garage to the rear (north west) of the property.

2 Planning History

05/59421/000 - Rear single storey extension. PERM,21/04/2005

3 Proposal

Construction of rear dormer with gable lifts to provide additional first floor accommodation. Construction of roof lantern to existing flat roofed rear extension.

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)

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

5 Statutory and Non Statutory Consultations

Not Required.

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: 6

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 Part of the proposal is to alter the roof of the bungalow to allow for first floor accommodation. This includes the building up of the existing hipped roof to gable ends to both side elevations, and the installation of a flat roof dormer to the rear roof slope with 2No. Roof lights to the elevation of the front roof slope.

7.4 The proposed rear dormer will be set down approximately 1.8m from the roof ridge height which can be easily accommodated within the rear roof slope. The materials to be used in the construction would be similar in appearance as to the existing materials of the property. Due to its location on the rear elevation, it would not be readily visible from the public domain.

7.5 The proposed hipped to gable roof and 2no. roof lights would be visible within the streetscene of Alameda Road. There are no windows proposed to the gable ends. The materials to be used in the construction would be similar in appearance as to the existing materials of the property. It is noted that the area is visually mixed with detached and semi detached bungalows with varying roof designs including: hipped roofs, gable roofs, and barn hipped roofs many of which have front dormers. It is therefore not considered the proposed roof alteration would have a negative impact upon the character of the streetscene.

- 7.6 A roof lantern is proposed to be installed within the existing flat roof extension located to the rear. The roof lantern would have a maximum height of 0.35m from the height of the existing flat roof extension, and a 3.2m height from the ground floor level. It is not considered that the installation of the proposed roof light would have a negative impact upon the host dwelling nor due to its location to the rear have a negative impact upon the character of the streetscene.
- 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 The proposed roof alterations are a significant distance to the neighbouring properties to the front that any impact upon these neighbours would be considered minimal and acceptable.
- 7.9 The proposed roof alterations including the rear dormer would face on to the side elevation of the neighbouring property to the south (No. 29 Alameda Road) it is noted that this neighbouring property is set back from the application site. It is not considered that the proposals would have a negative impact with regard to loss of outlook, loss of light nor would the proposal create a loss of privacy or overlooking. Therefore it is considered that any impact upon this neighbouring property from the proposal would be considered minimal and acceptable.
- 7.10 Due to the orientation of the application site it is considered that the proposed roof alterations and dormer would not have a harmful impact upon the neighbouring property to the north (No.33 Alameda Road) with regard to loss of outlook, loss of light nor would the proposal create a loss of privacy or overlooking. Therefore it is considered that any impact upon this neighbouring property from the proposal would be considered minimal and acceptable.
- 7.11 The proposed roof alterations including the rear dormer have a distance of approximately 11m from the rear boundary and approximately 20m to the rear facing elevation to the neighbouring properties to the west (No.s 7 & 8 Greenacre Gardens). These neighbouring properties located to the rear are two storey semi-detached properties which have an element of overlooking from their first floor windows into the application site, these neighbouring properties are also sited on slightly higher ground. It is therefore considered that the proposals would have a minimal and acceptable impact upon these neighbouring properties.
- 7.12 Consequently, it is considered that the proposal will 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/22/00823 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 - Received 23 August 2022

Site Plan - Drawing No. 5817/500 - Received 23 August 2022

Existing Ground Floor Plan - Drawing No. 5817/1 - Received 23 August 2022

Existing First Floor Plan - Drawing No. 5817/2 - Received 23 August 2022

Existing Elevations - Drawing No. 5817/3 - Received 23 August 2022

Proposed Ground Floor Plan - Drawing No. 5817/4 - Received 23 August 2022

Proposed First Floor Plan - Drawing No. 5817/5 Rev A - Received 23 August 2022

Proposed Elevations - Drawing No. 5817/6 - Received 23 August 2022

Cross Section - Drawing No. 5817/7 - Received 23 August 2022

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.