
Site Address: 106 Park Avenue, Waterlooville, PO7 5DP
Proposal: Proposed loft conversion with hip to gable end; front and rear dormers and ground floor extension
Application Type: Full Planning Permission
Application No: APP/23/00890 Expiry Date: 19/12/2023
Applicant: Mr Birdsall
Agent: Mr Wilson Case Officer: Joseph Toole
 SurveyCloud Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

106 Park Avenue, Waterlooville, is a semi detached chalet bungalow located to the east side of Park Avenue. The property comprises of white render, brickwork, tile hanging and concrete roof tiles. Vehicular access is from Park Avenue with parking to the front.

The property is located within a residential area with most surrounding properties being two storey semi detached properties.

2 Planning History

No relevant planning history.

3 Proposal

The proposal is for a loft conversion with a hip to gable roof alterations, front and rear dormers and a ground floor rear extension. The proposed loft conversion would provide 3 bedrooms on the first floor and a bathroom. The proposed rear extension would be used as an extended dining room following the removal of the existing conservatory and pantry.

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 Husky Patel

No Comment.

Councillor Ms C Diamond - Purbrook Ward

No Comment.

Councillor Ryan Brent

No Comment.

Developer Services, Southern Water

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

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 4

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) Drainage matters
- (v) 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 works would have clay facing bricks to match the existing property, plain clay tiles on new side gable end and dormers. Furthermore, the proposed works would have plain clay roof tiles to match the existing. These alterations are considered to be inkeeping with the main dwellinghouse and the character of the area.

7.4 Whilst the proposed works mainly the hip to gable end would increase the visual appearance of the dwellinghouse it is considered to be of appropriate size not to have an adverse impact upon the character of the area. It is worth noting the hip to gable end is considered to be permitted development compliant therefore having a fall back position. The proposed front dormer is modest in size with a pitched roof to reflect the existing single storey pitched roof on the property therefore it is considered to be acceptable and in line with the Havant Borough Design Guide SPD. The proposed works to the rear would not be readily visible therefore not considered to have an adverse impact upon the street scene.

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 The proposed works to the front of the property are not considered to have a harmful impact on the properties opposite the road.

7.7 On the south side facing No.104 Park Avenue the existing roof would be altered to a gable end. Due to the separation distance from the side walls between the application site and No.104 being approximately 4 metres and the windows on No.104 do not

serving a habitable rooms or sole sources of light it is not considered to have an adverse impact in terms of being overbearing or resulting in the harmful loss of light or outlook. A previously mentioned a similar scheme could be constructed under permitted development without any planning control.

- 7.8 On the north side facing No.108 Park Avenue the proposed rear extension would go along the shared boundary. As the proposed extension would not extend out beyond the rear wall of No.108 and have less of a depth than the existing conservatory it is not considered to have an adverse impact on the neighbouring occupiers.
- 7.9 To the rear there would be a window within the proposed single storey extension facing out on the rear garden. This would create similar views to that already established on site therefore deemed appropriate. At first floor level there would be two windows within the proposed rear dormer. The window nearest to No.108 Park Avenue would be a similar place to the existing dormer therefore creating acceptable views. The window nearest to No.104 Park Avenue would result in further overlooking to the neighbouring occupiers however it would be towards the rear of their garden and not their direct private amenity space. Furthermore, it is considered a rear dormer here could be constructed under permitted development therefore having a fall back position. It is also worth noting to the rear there are playing fields in relation to Purbrook Park School, thus not considered to cause harmful overlooking.
- 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) Drainage matters

- 7.11 Southern Water commented on the application raising no objection. If permission is forthcoming an informative would be added.

(v) Parking matters

- 7.12 The proposed works would increase the number of bedrooms from 1 to 3 therefore 2 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this complying with 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 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/23/00890 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 and Site Plan - SD23654-LP01 REV B

Proposed Floor Plans, Elevations and Sections - SD22654-PP2.0 REV B

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.