
Site Address: 164 Park Avenue, Waterlooville, PO7 5HF
Proposal: Loft conversion with front and rear dormers. Single storey rear extension. Change in roof material and change of materials to external wall.
Application No: APP/23/01067 Expiry Date: 13/02/2024
Applicant: Mr & Miss J & P Hughes & Ferrin
Agent: Case Officer: Robert Riley
Ward: Purbrook
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, is a semi-detached bungalow with a room in the roof and rear dormer, located on the eastern side of Park Avenue in Widley. The buildings materials feature render & face brickwork to form the external walls and concrete tiles in a pitched gable design to form the roof. The application site features a garden to the rear of the dwelling, and a paved driveway fronting onto Park Avenue to the front of the application site.

The application site is in an area that could be considered both urban and residential, with the character of the road featuring one and two storey pebble dashed, rendered and brickwork dwellings.

2 Planning History

There is no relevant planning history to the application site.

3 Proposal

The proposals to the application site involves 3 elements:

Loft conversion with front dormer
Rear dormer
Single storey rear extension
Change in materials

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 received

Councillor Ms C Diamond - Purbrook Ward
No comment received

Councillor Ryan Brent
No comment received

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: 10

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

- (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

Streetscene

7.3 The proposed loft conversion that would feature a front dormer, would be readily visible

on the streetscene. The proposed front dormer is relatively modest increasing the cubic roof space by approximately 7.9 m³. It would be set down from the ridge and up from the eaves to sit comfortably within the roof space of the building. Regarding the character of dormers on the street, there are front dormers seen on nearby dwellings on the same side of the road such as No's 154, 156 and 168 and a large front dormer featured on No.150 (this is a bungalow of a similar design to the application site) . In addition there have been dormers installed on the opposite side of the road on nearby dwellings such as No's 143, 149 and 153. The front dormer is therefore considered appropriate in the streetscene.

The front garden is hardsurfaced and a dropped kerb would be required to access this area. The road is not classified, however, consent, for the work would be required from the Highways Authority HCC. An informative has therefore been recommended. The property includes a front fence and hedge which would be removed, however, the surrounding properties have mainly provided frontage parking and this would therefore not be out of character with the area.

Rear Works

- 7.4 The proposed works would feature a rear single storey flat roofed extension, this would involve general remodelling with a kitchen which would be connected to the lounge being installed in the rear extension space. The rear extension would have a proposed width of approximately 5.1 metres and a proposed depth of approximately 3.6 metres. This extension would be attached to the existing rear single storey projecting element of the bungalow and would not project further back than the existing projection. No. 162 to the south projects back further than the application property and therefore the extension would also be enclosed on its southern side. The rear extension therefore has limited impact on the character and appearance of the wider area due to its positioning and single storey design. Furthermore the works would feature a rear dormer in replacement of the existing rear dormer with a width of approximately 7.3 metres a depth of approximately 3.5 metres and a height of approximately 2.3 metres. The rear dormer whilst substantial would sit below the ridge line and up from the eaves line. Its positioning would not be prominent from public vantage points and it is noted that there are other substantial rear dormers in the area. The rear alterations are considered to have a limited and acceptable impact on the character and appearance of the area.

Materials

- 7.5 The proposed works would feature white render to extension and existing walls, dormers would be clad in beige slate effect, doors and windows would match the existing dwellinghouse, this is considered acceptable. The proposed works would feature new brown concrete tiles to the roof, this is considered acceptable.
- 7.6 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

- 7.7 The main impacts from the proposed development are considered to be to No's 162, 166, 157a Park Avenue and to No.1 Frances Road.

No.162 Park Avenue

- 7.8 To the southern side of the application site is No.162 Park Avenue. The proposed front dormer would face front gardens and the public realm and is therefore not considered to

increase overlooking for No.162. The proposed rear extension would extend to the original rear building line of No.162. It would not face any windows of No.162 and is considered to have an acceptable impact upon No.162. The rear dormers would replace a smaller rear dormer for No.164 Park Avenue and would face the back garden of No.164 and would have limited and angled views of No.162's garden there is also additional screening from trees and hedging and the impact upon No.162 is considered acceptable.

No.166 Park Avenue

- 7.9 To the northern side of the application site, is No.166 Park Avenue. The proposed front dormer would face front gardens and the public realm and is not considered to increase overlooking for No.166. The rear extension, would be shielded by the rear outshoot to both the application property and No. 166, and is considered not to have any harmful impacts upon No.166. The rear dormer replaces an existing dormer and faces down the garden of the application site with only angled views to no. 166. It was also noted on the site visit, that there are existing trees and hedging between the properties. Overall, the proposals would not lead to unacceptable overlooking from the rear dormer, it is therefore considered that the proposed works would have an acceptable impact upon No.166 Park Avenue.

No.157a Park Avenue

- 7.10 No.157a is on the opposite side of the road to the applicaiton site and the proposed front dormer would face this property. The dormer would be over 25m from this property with the road between. This set off meets the requirements of the Havant Borough Design Guide SPD and is considered acceptable.

No.1A Frances Road

- 7.11 To the eastern side of the application site is No.1A Frances Road. The rear extension would extend no further then the existing dwellinghouse rear outshoot and would receive shielding from the existing outbuilding and trees in the back garden and is considered to have an acceptable impact. The rear dormers would have a separation distance from the rear garden of No.1A of approximately 35 metres. This separation distance results in an acceptable impact on No.1.
- 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 that no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.12 The proposed works to the application site, would increase the number of bedrooms in the dwellinghouse from three to five bedroom. This requires a minimum of 3 parking spaces according to the Havant Borough SPD, which are shown in the plans. The proposal would need the provision of a dropped kerb and an informative is recommended in relation to the need for consent from the Highway Authority. A condition is recommended in relation to the provision of the parking.

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/23/01067

(A) 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 uploaded 9th January 2024

Drawing Number: 5950/500: SITE LAYOUT PLAN Uploaded 9th January 2024

Drawing Number: 5950/1 Rev A: PROPOSED FIRST FLOOR PLAN

Drawing Number: 5950/4: PROPOSED GROUND FLOOR PLAN

Drawing Number: 5950/6 Rev A: PROPOSED ELEVATIONS Uploaded 15th February 2024

Drawing Number: 5950/7: SECTION

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 and details, 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 The car parking, shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the additional loft alteration bedrooms 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.