
Site Address: 61 Hazleton Way, Waterloooville, PO8 9BP
Proposal: Proposed raised roof, gable ends, front and rear dormers, with external alterations after removal of hipped roof and boxed dormer
Application Type: Full Planning Permission
Application No: APP/22/01064 Expiry Date: 29/12/2022
Applicant: Mr / Ms Hayter / Symon
Agent: Mr Harding Case Officer: Selina Donophy
BH Architecture Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the north west side of Hazleton Way, Waterloooville. This property has a tiled , box extension to the roof with elevations formed from brickwork and render. To the side is an attached garage accessed via a driveway with parking space for vehicles. The area is predominantly residential in character.

2 Planning History

None relevant

3 Proposal

Proposed raised roof, gable ends, front and rear dormers, with external alterations after removal of hipped roof and boxed dormer

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

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor D Keast - Cowplain

No comment received

Councillor Narinder Bains - Cowplain

No comment received

Councillor Neil Bowdell - Cowplain

No comment received

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul 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

Yours faithfully,

Future Growth Planning Team

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

7.3 This proposal comprises the raising of the roof ridge, build up of the roof to create gable sides and dormers to the front and rear elevations. The roof ridge would rise approximately 70cms above the existing box dormer height, with the gables built out to the existing side walls of the property. To the front elevation a dormer is proposed which would have dimensions of approximately 2.2 metres height, 8.5 metres width and 3 metres depth with a hipped back roof. To proposed rear dormer would have 7.2 metres width, 3 metres height and 4 metres depth. This would also have a hipped back roof. The additions would create two bedrooms located towards the front at first floor height and a tank store, study and bathroom located towards the rear. Proposed materials include fibre cement weatherboard cladding to the gables and dormers with concrete tiles to the dormer roofs and main roof.

7.4 The proposed alterations to the roof of no 61 would bear a close resemblance to no 59 next door which was granted permission for similar changes in 2018 under APP/18/00320. The approved ridge height at no 59 was at 6 metres which is within cms of the proposed ridge height at no 61. This section of the Hazleton Way does offer some diversity in terms of property styles and development to the roof has occurred in many nearby properties in some form. The proposal is therefore not deemed to be out of keeping with the streetscene . The dormer to the front elevation is wide although it would be set up from the eaves line - noting a similar dormer has been constructed next door this is deemed to be acceptable. It is noted the existing design with the box dormer is not particularly in keeping with the streetscene as it is . The rear dormer would not be visible from the street and would be set in from the sides. The materials would not be out of keeping with similar materials used at neighbouring properties.

- 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 north east of the application site is no 63 Hazleton Way . To the side elevation is a lean to conservatory and windows. There is approximately 5 metres separation distance between both properties and whilst the gable build up would result in more mass and bulk to this side of the property, this is not deemed to result in increased material harm to a degree that would be harmful to no 63 .
- 7.7 To the south west is no 59 Hazleton Way. There is a window at ground floor on this side elevation serving a play room. The gable build up on this side would increase the side elevation wall height in close proximity to the shared side boundary however it is noted that there is already a degree of impact on this window anyway due to the close proximity of the existing side elevation wall and the window in question faces north. Although there would be some impact on this window in terms of impact on light, it is not serving a primary habitable room and the impact is not considered to be harmful enough to justify a refusal on this basis.
- 7.8 To the rear of the site is no 14 Spring Vale. The rear dormer windows would have views in this direction however there would be over 50 metres separation distance which greatly exceeds the minimum separation distances outlined in the Havant Borough Design Guide to mitigate against overlooking.
- 7.9 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.

(iv) Parking

- 7.10 This proposal would result in 4 bedrooms - the parking requirement would remain the same as existing - 3 cars could be parked on the driveway to the front of the property.

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/22/01064

(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:

PL REVA-DWG 2	PROPOSED FLOOR LAYOUTS AND ELEVATIONS
PL REVA-DWG 3	PROPOSED SECTION EXISTING/PROPOSED ROOF

PL REVA-DWG 4	BLOCK AND LOCATION PLANS
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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.