
Site Address: 64 Linda Grove, Waterloooville, PO8 8UY
Proposal: Hip to gable loft extension with dormers to front and rear elevations.
Single storey rear extension with alterations to existing ground floor door and window openings
Application Type: Full Planning Permission
Application No: APP/22/00944 Expiry Date: 24/11/2022
Applicant: Mr Magee
Agent: Mr Trotter Case Officer: Tina Pickup
MWT Architecture
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a small semi-detached bungalow located on the north side of Linda Grove, Waterloooville. This property is constructed of red brick with bay window beneath a fully hipped tiled roof, set back from the highway by some 4.5m. The front garden area is enclosed with a low front boundary wall. There is a side drive between number 64 and 63 which is shared and originally provided access to a garage in the rear gardens of each property. Number 63 no longer has a rear garage and now has a graveled space in the front garden.
- 1.2 The application site still has an old pre-fab garage in the rear corner. The rear of the dwelling is still in its original form with small half width projection. The rear garden is modest, being between 8.5m and 9.5m in length. The boundary with the attached property, number 65, is a close boarded fence in poor state of repair. Number 65 is a handed version of the application site and has a conservatory addition from the small rear projection, as well as a pre-fab outbuilding in its north eastern corner against the shared boundary.
- 1.3 The character of the road comprises similar, small and tight-knit, semi detached bungalows, some of which have had roof alterations and dormers added. These vary in design, some with full hip to gable changes, some with half hips, mainly small flat roofed dormers to the front, some with pitched front dormers.

2 Planning History

54/03190 - for 16 bungalows, UNK,06/09/1954

3 Proposal

- 3.1 Hip to gable loft extension with dormers to front and rear elevations. Single storey rear extension with alterations to existing ground floor door and window openings
- 3.2 During the course of determining this application amended plans have been received slightly reducing the size of the front dormer, correcting a discrepancy with the rear dormer, and providing a parking plan.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

It appears the developer is intending to build over a public foul sewer which is crossing the site, which is not normally permitted by SW. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether this is acceptable.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water.

If any other sewer is found during construction an investigation will be required to ascertain ownership.

In order to protect drainage apparatus request condition:

"prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers"

Formal application for new connection to the public foul sewer would be required.

Surface water discharge should follow part H3 of Building Regs and include reuse.

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: 1

Comment	Officer Comment
Would like to be assured that despite having no problems with the building application.....the drive way is shared and is very narrow..so do not want to have our lives made miserable with coming and going of traction and machines etc...once you confirm this i want you to make yourself available if we need you for inspection of problems	Noted - any disturbance during construction would be a matter for Environmental Health - author advised of such

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 and drainage

(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. Whilst this is a small and tight site, regard must be had to permitted development rights and the fact that much of the development proposed, is either permitted development or only marginally greater than allowed under permitted development. The hip to gable roof alteration is permitted development and the proposed 3m deep rear extension is only 0.1m higher than permitted development.

(ii) Appropriateness of design and impact on the character of the area

7.3 There are other examples of hip to gable conversions with dormers within Linda Grove, and whilst many of the front dormers are quite small in the original roof slope, there are a few examples of slightly larger ones - notably at number 16 (approved under APP/20/00583) and number 2 (approved under APP/21/00558). Amended plans have been received reducing the size of the front dormer, making it slightly smaller than that approved at number 16. It is also proposed to clad the front dormer in a light coloured timber boarding, similar to number 16's. Overall the reduced size and use of paler materials, would retain sufficient original roof space around the dormer to not look top-heavy or overly dominant, and is considered visually appropriate to the street scene.

7.4 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

7.5 The adjoining property is a handed version, having its living room closest to the

proposed extension. At 3m deep, this would breach the recommended 45 degree code and potentially impact outlook and light available to the neighbours living room. But regard must be had to the fact that the mass and bulk of this extension is largely permitted development - it is only 0.1m higher than permitted development. It is considered that that marginal additional height would be insufficient to cause significant material harm to justify a reason for refusal on amenity grounds.

- 7.6 The proposed rear dormer is also fairly large and boxy, but is set up from the eaves by 0.2m and is off the side boundaries enough to retain some roof slope either side. A smaller rear dormer in the original roof space would be permitted development and regard must be had to the fact that this could introduce the first floor accommodation with associated rear windows. There are also other examples of rear dormers in the area, including directly behind the site. Whilst the proposed rear dormer is larger than permitted development by virtue of it extending across into the new roof space created by the hip to gable conversion, nevertheless the principle of a rear dormer is considered acceptable. Whilst the proposed dormer may add to the perception of being overlooked, particularly by the adjacent dwellings, the additional overlooking, over and above a permitted development dormer, would be minimal. It is also noted that the back to back separation distances to the properties to the rear, in Durley Avenue, exceeds 20m as the recommended minimum in the Borough Design Guide SPD.
- 7.7 In terms of adequacy of amenity space for future occupiers, the rear garden is small and would become only about 6m deep after the extension. This would be limited to serve the resultant 3/4 bedroom family dwelling, but the usable space would be slightly enlarged from the demolition of the old pre-fab garage. It is considered that the proposed development is bordering on an overdevelopment of the site, but because a near equivalent quantum of development could be achieved under permitted development, albeit with less headroom in the roof space, overall it would be inappropriate to refuse the application on lack of amenity space.
- 7.8 The third party comment notes potential disturbance during construction works due to the narrow shared driveway and proximity of the two sites. However this is not a material planning consideration and the author has been advised to contact Environmental Health should any issues arise.
- 7.9 Overall it is considered that the proposal will not result in significant additional impact on available amenity space, outlook, light or privacy compared to what could be achieved under permitted development, and as such 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 and drainage

- 7.10 The existing property has 2 bedrooms, and would become 3 with ground floor study. As a 3 bed dwelling the site should provide 2 spaces to comply with the adopted Parking SPD. It is noted that the existing 2 bed dwelling does not have any usable on site parking - the garage at the rear is too small and old for a modern car and the shared drive between 63 and 64 very tight. The front garden is currently enclosed. Amended plans have been provided showing the formation of a permeable hard standing at the front with 2 cars shown. The dropped kerb would need to be extended to provide this. However the size of the space does not meet the recommended 2.4m x 4.8m due to the restricted size of the forecourt and bay window.

- 7.11 Many of the other properties in the area also have hard surfaced frontages and are used for either 1 or 2 vehicles depending on the size of the vehicle. One full size space could be achieved on site, and whether a second car would also be able to park on site would depend on the size of the cars. There are no parking restrictions in Linda Grove and there have been no adverse comments referring to difficulty of parking in the area. On balance it is therefore considered that the net gain of 1 full sized on site parking space, would be adequate to serve the net gain of 1 bedroom and would not result in any harm to highway amenity.
- 7.12 With respect to drainage and Southern Water's comments, there is a public foul sewer close to the rear elevation which would require either SW's consent to build over or be diverted. The agent has confirmed that from his initial inspection he believes the drain lies outside the line of the extension and is only 550mm deep. The line of the sewer and proposed man hole cover are shown on the plans, and the agent is aware of the need to apply for a build over agreement with SW due to proximity. This matter largely falls outside of planning legislation and rests with SW and Building Control, and since the agent is aware of the issue and has the matter in hand, then it is considered that a compliance condition only is necessary to adequately protect the sewer.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited impact over and above permitted development, and would have acceptable impact on the visual appearance of the street scene and 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/22/00944

(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:

Proposed Plans and Elevations - Drawing Number 22/0294/02 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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development 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.

- 5 Prior to the commencement of development a Build-Over/Close to Public Sewer application shall be made to Southern Water. No development shall commence until this application has been completed and approved by Southern Water. The details of this agreement shall be made available to the Local Planning Authority upon any request, and the works shall only proceed in strict accordance with the conditional approval from Southern Water.

Reason: To adequately protect the public foul sewer crossing the site having due regard to policies and proposals CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.