
Site Address: 109 Sunnymead Drive, Waterloooville, PO7 6BP
Proposal: Single storey rear extension, raised roof with double ended hip to gable
loft conversion and new flat roof dormers to both sides.
Application Type: Full Planning Permission
Application No: APP/23/01052 Expiry Date: 04/03/2024
Applicant: Ms S Perry
Agent: Mr K Russell Case Officer: Joseph Toole
 D84 Architects Ltd
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

109 Sunnymead Drive, Waterloooville, is a detached single storey bungalow located to the north side of Sunnymead Drive. The bungalow comprises of brickwork and concrete roof tiles. Vehicular access is from Sunnymead Drive with parking to the front and side.

The property is located within a residential area with surrounding properties of similar style and design. It is worth noting most properties are bungalows or chalet bungalows within the immediate area.

There is a group of TPO trees to the rear of the application site.

2 Planning History

APP/18/00904 - Fell and grind out stumps of 2No. Lombardy Poplars, within G1 of TPO 2034., PERM, 15/11/2018

3 Proposal

The proposal would be for a single storey rear extension to be used as a garden room with a width of approximately 7.1 metres, a depth of approximately 5 metres with a flat roof with a height of approximately 2.9 metres. The roof of the existing bungalow would be raised by approximately 0.6 metres with gable ends to the front and rear to provide first floor accommodation (2 bedrooms and a bathroom). Furthermore, there would be two side dormers with a length of approximately 8.3 metres, a depth of approximately 2.3 metres with flat roofs having a height of approximately 1.5 metres.

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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The application form confirms that there is no intention of any works to trees to implement the planning permission in full. The local authority would need to be notified if any works were required to protected trees.

The site includes a group TPO (TPO 2034) on the northern boundary, but the distance of the trees from the development is sufficient to determine that the proposal would not have a detrimental impact on trees, and would therefore be in accordance with policy DM8 of the Core Strategy (2011).

Councillor Carly Scannell - Hart Plain

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor James Blades

No Comment.

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
- (iv) Impact on trees
- (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 brickwork and concrete roof tiles to match the existing property. These would be in keeping with the context of the main dwellinghouse and the character of the area.

7.4 Part of the proposed works would be visible from the street scene in terms of the raised roof and side dormers. Whilst these would increase the bulk of the main dwellinghouse, due to the modest increase in height and the proposed side dormers being well offset from the eaves and the ridge height, the proposed works are considered to be of an acceptable size and scale. It is worth noting other properties within the area have loft conversions with dormers visible. As such these works are considered to be in keeping with the character of the area. The proposed single storey rear extension would not be visible from the street scene thus 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 are not considered to have an adverse impact on the properties opposite.

7.7 On the east side facing No.111 Sunnymead Drive there would be revised fenestration to the existing property. In terms of the proposed single storey rear extension, it would extend further out from the existing rear wall however, it would be offset by the application site's driveway and No.111's driveway, partly screened by the garage of No.111. As such it is not considered to have an adverse impact on the occupiers of No.111. It is also worth noting there would be no side windows within the proposed rear extension. It is considered due to the separation distance from side walls of approximately 6 metres the proposed increase in height and the gable ends/dormers would not have a harmful impact on the occupiers of No.111 in terms of appearing overbearing or resulting in a significant loss of light. At first floor level there would be three windows within the side dormers serving two bedrooms and a landing. Due to the windows placement in the roof away from the rear of the property and the views being over the driveways they are not considered to cause harmful overlooking into the private amenity space of No.111, thus deemed acceptable.

7.8 On the west side facing No.107 Sunnymead Drive, the proposed rear extension would

extend out along the shared boundary. The proposed rear extension would not extend out beyond the existing rear wall of No.107, therefore limiting its impact upon the neighbouring property. Whilst it would reduce the outlook from the side window of No.107 serving the dining room (furthest to the rear) it would be partly screened by the existing 1.8 metre high fencing and be single storey. Furthermore, it is worth noting a single storey rear extension with a depth of 4 metres could be constructed under permitted development rights thus having a significant fall back position. In addition, there would be no side windows within the proposed rear extension. As such, the proposed rear extension is not considered to give rise to such an adverse impact upon the occupiers of No.107 to warrant a refusal. The proposed increase in roof height of approximately 0.6 metres is considered to be a modest increase, not deemed to have a significant impact on the amenity of the No.107. The eaves height would remain substantially the same with the roof hipping away. As noted previously the side dormer would be well off the eaves, limiting its presence on this side. Therefore, the proposal is not considered to be overbearing or result in the harmful loss of light on this side. At first floor level there would be one window within the side dormer serving a bathroom. As these views would be mostly onto the roofspace of No.107 it is not considered to cause harmful overlooking.

- 7.9 To the rear within the proposed rear extension there would be bi-folding doors facing out onto the rear garden. These views would be screened by the existing boundary treatment, thus not considered to cause harmful overlooking. At first floor level there would be feature window serving the rear bedroom. Whilst this would introduce a new outlook on this side/level, the views would be partly screened by the existing garages on the east side and the existing rear extension on the west side such as to not create harmful overlooking. Furthermore, first floor views within the local context have already been established with a number of properties having rear dormer windows. Therefore, the proposed works are not considered to cause harmful overlooking towards the rear.
- 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) Impact on trees

- 7.11 The Council's Arboriculturist commented on the application raising no objection therefore in accordance with Policy DM8 of the Havant Borough Core Strategy (2011).

(v) Parking matters

- 7.12 The proposed works would increase the number of bedrooms from 3 to 4 therefore 3 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 therefore complying with the Parking Standards SPD and 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, trees 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/23/01052 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
Proposed Site Plan and Block Plan - D8423_42/01 REV P1
Proposed Ground Floor Plan - D8423_42/SK04 REV P3
Proposed Loft Floor Plan - D8423_42/SK05 REV P3
Proposed Elevations and Section A-A - D8423_42/SK06 REV P4
Parking Plan - 02 P1

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.