
Site Address: 164 Cherry Tree Avenue, Waterlooville, PO8 8AX
Proposal: Loft conversion including a hipped to gable roof, rear dormer and rooflights to the front roof slope
Application Type: Full Planning Permission
Application No: APP/22/00814 Expiry Date: 11/10/2022
Applicant: Mr Payne
Agent: Mr Leroy-Smith Case Officer: Denise Sheath
Carl Architect Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

164 Cherry Tree Avenue, Waterlooville, is a terraced bungalow constructed with brick with a hung tiled roof, the front protruding element of the property has a clay hung tiled design. There is small garden at the front with a hard standing leading to the attached garage which is used for parking of vehicles, the rear garden is mainly laid to lawn and is enclosed by a 1.8m high fence to the rear north and east boundaries with a 1.2m close boarded fence to the rear southern boundary.

2 Planning History

APP/22/00589 - Certificate of Lawfulness relating to proposed loft conversion including a hipped to gable roof, rear dormer and rooflights to the front roof slope., WD - 12/08/2022

APP/22/00626 - T1 - Oak - Fell (leave at 4 metres). T2 - Oak - Reduce by 4-5 metres to leave a finished height of 12 metres. Subject to TPO Woodland 0954. DEL,

3 Proposal

Loft conversion including a hipped to gable roof, rear dormer and rooflights to the front roof slope

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

Building Control, Havant Borough Council

Unable to comments as no plans are attached to file. Building Control would not normally be consulted for a loft conversion

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: 5

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

(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 development would involve a loft conversion including a hipped to gable roof and new rear dormer and 3No. roof lights to the front elevation. The roof conversion will be used as 2No. bedrooms and a separate bath room. The rear dormer would have a length of approximately 6.4 metres, a maximum depth of approximately 3.2 metres and a maximum height of approximately 3.5 metres with a 2.54m height. The hipped to gable roof would be the same height as the existing main roof ridge line of the bungalow.

7.4 The proposed gable roof would have materials similar in appearance to those on the existing bungalow, with a horizontal cladding grey in colour is proposed to the dormer elevations.

- 7.5 It is considered that the hip to gable extension would have a visual impact within the street scene, notwithstanding this there is another example of this type of hipped to gable development to one half of semi detached properties with Cherry Tree Avenue (No.192). Due to the proposed dormer being located to the rear of the property it is considered to have a limited impact upon the street scene.
- 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 proposal would have minimal effect on the neighbouring properties to the front.
- 7.8 The proposed loft conversion and dormer would have a distance of approximately 13m to the rear boundary with an excess of 45m to the rear facing elevation of Padnell Grange. It is therefore considered any impact upon this neighbouring property would be acceptable.
- 7.9 The proposed gable end will have a distance of 3m to the boundary and 5.5m from the side facing elevation of the neighbouring property to the north (No.166), there are to be no proposed windows within this facing gable which will eliminate any overlooking or loss of privacy concerns. It is therefore considered any impact upon this neighbouring property would be considered minimal and acceptable.
- 7.10 The rear dormer could be perceived to increase the level of overlooking to the neighbouring property to the south (No.162), although a sizeable dormer could be constructed without planning permission it is not considered appropriate to refuse this application on the grounds of significant overlooking. The boundary treatment along the shared boundary of the application site and the neighbouring property to the south is an approximate 1.2m in height close boarded fence therefore the element of overlooking is already existing. It should also be noted that any view from the rear dormer would be at an angle to neighbouring properties No.162 and No.166 as the dormer would face down the rear garden of the application site.
- 7.11 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

- 7.12 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces. The parking plan provided has shown that adequate parking has been provided, meeting the requirements of Policy DM13 of the HBLP (Core Strategy).

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/22/00814 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 and Site Plans - Drawing No. 0001A - Received 23 August 2022
Existing Elevations - Drawing No.0011A - Received 23 August 2022
Existing Floor Plans - Drawing No.0010A - Received 23 August 2022
Proposed Elevations - Drawing No.0201A - Received 23 August 2022
Proposed Floor Plans - Drawing No.0200A - Received 23 August 2022
Parking Plan - Drawing No. 0200B - Received 19 October 2022

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 development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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.