
Site Address:	38B Lone Valley, Waterlooville, PO7 5EA		
Proposal:	Construction of loft conversion with associated works.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00004	Expiry Date:	25/03/2024
Applicant:	Mr Clarke		
Agent:	Loretta Taylor	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 38B Lone Valley, Waterlooville, is a two-storey detached residential property which is set back from Lone Valley and Serpentine Road. The property is of modern red-brick construction with dark stained timber fenestration. The property benefits from a single storey rear and side extension. The boundary treatment enclosing the rear and side elevations consist of 1.8m close boarded wooden fencing. The front of the property is partially hardsurfaced for the parking of vehicles, a large detached garage is located to the front north boundary. The ground level of the application site is lower to the front increasing in height towards the rear.

2 Planning History

04/69798/000 - Single storey rear extension. PERM - 08/10/2004
APP/11/01394 - Reduce height by 5m and sides by 3m of 1No. Weeping Willow tree (T1) subject to TPO 1336. PERM - 27/10/2011

3 Proposal

Construction of loft conversion with associated works.

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

Arboriculturalist

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 seeks a loft conversion that would be in the grounds of a tree subject to TPO 1336 and there are several surrounding trees in the proximity of the driveway.

Whilst the works to undertake the loft conversion would not have any direct impacts on the surrounding trees, consideration should be given to the potential indirect impacts to the trees. The principal concern is the access to the property that will be required by vehicles and the potential need to appropriately prune branches of the trees to enable sufficient clearance.

It would be beneficial to confirm with the applicant if any pruning works are required to the surrounding trees to ensure suitable access to the site and if so if these should be agreed prior to works commencing on site.

If the officer were minded to grant permission for the application, details of tree pruning works should be secured by condition prior to commencement.

The proposed works, subject to the conditions listed below would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

Tree protection measures:

No development, including site clearance, shall commence on the site until details of any required tree works have been submitted to and approved in writing by the Local Planning Authority. Any tree works must be undertaken in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work). Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Officer Comment: *The agent has confirmed that no tree works are proposed as part of the development. Therefore the pre-commencement condition regarding tree works is not required.*

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The red outline showing the property (38b) boundaries are not correct.	The correct Ownership Certificate has now been submitted with notice served.

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 The proposal is for a loft conversion and associated works. The proposed works include a hipped roof dormer and rooflight to the rear roof slope; and a pitched roof dormer with balcony to the front roof slope together with 8No. rooflights, 4 in a square pattern either side of the proposed front dormer. A new window is proposed at second floor level to the southern side elevation to serve the ensuite within the loft conversion.

7.4 The proposed front dormer and balcony would be located to the centre of the front roof slope, set below the main roof ridge line, and set above the eaves with a pitched roof design. The proposed dormer/balcony combined would have a depth of 2.4m, a width of 2.2m, and eaves height of 2m with a maximum height of 2.6m. The proposed materials to the front dormer are proposed to match the materials of the existing property. A width of 2.2m and a depth of 1.45m is proposed for the balcony leading from the front dormer which is recessed within the roof slope. A privacy screen of 1.8m is proposed on the northern side elevation of the balcony with a 0.8m privacy screen proposed to the southern side and western front elevations of the balcony.

7.5 The proposed rear dormer would be located to the centre of the rear roof slope, set below the main roof ridge line, and set above the eaves with a hipped roof design. The proposed dormer would have a depth of 2.9m, a width of 3.4m, an eaves height of 1.6m and a maximum height of 2m. The proposed materials to the rear dormer are proposed to match the materials of the existing property.

7.6 The property is located behind No. 38 Lone Valley from a private drive served by No.38b and The Willows, with access to and from Serpentine Road. Due to its back land position No.38B is not readily visible from the streetscene. Having regard to this context, and the scale of the dormers generally sitting well within the existing roof slopes, 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) and the Design Guide SPD. 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 proposed rear dormer has a distance of approximately 40m to the rear facing elevations of the neighbouring properties located to the rear (Nos. 117, 119, 121 Park Avenue). The ground level for these neighbouring properties is approximately 3m higher than the ground level of the application site. A 1.8m close boarded wooden fence is located at the higher ground level to the rear boundaries of these neighbouring properties. It is therefore considered the proposal would have a limited and acceptable impact upon these neighbouring properties.
- 7.8 It is not considered that the proposed roof alterations would have a harmful impact upon the neighbouring property adjacent the southern boundary (The Willows), in terms of loss of outlook, overshadowing, loss of light or privacy. The side facing elevation of 'The Willows' has an approximate 6.5m distance from the side facing elevation of No.38B. The proposed front dormer and balcony would have a view onto the front driveway and garage area. It is therefore considered any impact from the proposed roof alterations to the front and rear would be limited and acceptable.
- 7.9 A second floor window within the southern side elevation is proposed to serve an ensuite within the loft conversion. A condition will be recommended that this window is obscurely glazed unless otherwise agreed by the Local Planning Authority. On this basis it is not considered that the proposed window would have a harmful impact upon 'The Willows' in terms of loss of privacy or overlooking. Therefore any proposed impact would be considered acceptable.
- 7.10 It is also not considered that the proposed front dormer and balcony would have a harmful impact upon the neighbouring property adjacent the front western boundary (No.38 Lone Valley), in terms of loss of outlook, overshadowing, loss of light or privacy. There is a distance of approximately 35m from the front balcony and dormer to the rear facing elevation of this neighbouring property. The boundary treatment along and adjacent the rear boundary of No.38 consists of high trees and shrubbery. It is therefore considered that any impact from the proposed roof alterations would be limited and acceptable.
- 7.11 The proposed front dormer and balcony would have an approximate 21m distance to the rear facing elevation of the neighbouring property to the north (No.2 Serpentine Road). To alleviate any overlooking concerns a condition will be recommended that the northern side of the privacy screen is to be retained at a height of 1.8m and be obscurely glazed unless otherwise agreed by the Local Planning Authority. On this basis it is not considered that the proposed dormer and balcony would have a harmful impact upon this adjacent neighbouring property in terms of loss of privacy or overlooking; whilst the separation distance is such that no loss of outlook or overshadowing is likely to occur. Therefore, the proposed impact would be considered acceptable.
- 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).

(iv) Parking

- 7.13 The proposed roof alterations would create an additional bedroom taking the property from a 4 bedroom property to a 5 bedroom property. In order to comply with the Borough's Parking SPD three parking spaces are required to be provided onsite. The front of the property has a hard surfaced area as well as a detached garage. It is considered that there is sufficient space to the front of the property for the parking of 3no. vehicles, and therefore the works are considered to be acceptable and accord with the Parking SPD.

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/24/00004 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:

Application Form - Received 05 January 2024
Ownership Certificate B - Received 30 January 2024
Location Plan - Received 05 January 2024
Proposed Block Plan - Received 05 January 2024
Proposed Floor Plans and Elevations - Drawing No.7221.23.2 REV D - Received 07 March 2024

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.

- 4 The balcony hereby approved shall not be brought into use until the privacy screen as shown on the approved plans Plan No. 7221.23.2 REV D has been installed to the north elevation at a height of 1.8m above finished floor level, with an obscuration level no less than Level 4 of the Pilkington Texture Glass

scale (or equivalent). The privacy screen shall remain in situ and retain the approved height and obscuration level unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The proposed window at 2nd floor level within the southern side elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.