
Site Address: 48 Alten Road, Waterlooville, PO7 6DS
Proposal: Proposed hip to gable loft conversion with front and rear dormers and installation of first floor window on the east elevation.
Application Type: Full Planning Permission
Application No: APP/24/00108 Expiry Date: 05/04/2024
Applicant: Mr Nicholls
Agent: Mr Trute Case Officer: Bethany Crowther
JAT-Surv Ltd
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a semi detached bungalow with a hipped roof to the south of Alten Road. The dwellinghouse consists of red brickwork and concrete tiles to the roof. There is a hardstanding driveway to the east of the site and grassed front garden area with low boundary brick wall adjacent to the highway.
- 1.2 The surrounding area is residential in character and mainly consists of semi-detached and detached bungalows. It was noted on a site visit that there is the presence of flat roof front dormers in the street scene of varying scale and design.

2 Planning History

No relevant planning history.

3 Proposal

Proposed hip to gable loft conversion with front and rear dormers and installation of first floor window on east elevation.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor James Blades

No comments received.

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: 3 - 2 objections, 1 supports.

The application was subject to a neighbouring reconsultation period of 14 days following an amendment to the description of development.

Comment	Officer Comment
Objections: -Privacy concerns due to rear dormer -Direct views into living room and kitchen area. -Opposition to doors and balcony on south elevation -Overlooking to garden, kitchen and conservatory. -Balcony not in keeping with surrounding area	Please see section 7.
Supports: Nice to see a young family in the area making improvements to a dilapidated bungalow.	Noted.

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 consists of a hip to gable enlargement with a front and rear dormer. The hip to gable enlargement and front dormer would be visible from the street scene. There is one proposed rooflight and two white PVCu windows to match existing. The external materials of the front dormer would be composite cladding. It was noted on a site visit that there is the presence of flat roof front dormers within the streetscene of varying scale and design, furthermore the streetscene comprises a mix of hipped and gable roof designs. It is considered that the front dormer is appropriate in terms of design and would not lead a harmful impact on the character of the area.

7.4 The rear dormer would have a Juliet balcony serving bedroom two and a window serving the bathroom. The dormer would consist of composite cladding and is considered to be in keeping with the character of the area. One window is proposed on the first floor of the east elevation serving the landing area.

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 east of the property is no. 50 Alten Road. There is a high level boundary fence sited between the two properties. It was observed on a site visit that there are two windows on the west elevation of no.50 Alten Road, with the front of the two windows being obscurely glazed. The proposed first floor window would serve a landing area. Due to this being a secondary window, it is reasonable to recommend a condition to ensure that this is obscurely glazed to safeguard the privacy of neighbouring occupiers. The proposed front dormer and rear dormers are considered to not lead to any unacceptable impacts in terms of loss of light, outlook or privacy to the neighbouring property.

- 7.7 To the west of the application site is no. 46 Alten Road. To the rear of the property is a conservatory which is considered to largely screen any overlooking from the rear dormer. The proposed rear dormer is therefore considered to not lead to any unacceptable impacts in terms of loss of light, outlook or privacy to the neighbouring property. The front dormer is considered to not lead to any harmful impacts in terms of loss of light, outlook or privacy to the neighbouring property.
- 7.8 To the immediate rear of the property is no. 75 Sunnymead Drive. It was observed on a site visit to the property that the main living area is located to the rear of the dwellinghouse. There are tables and chairs located to the rear of the property conservatory area which have a direct view to the rear of the application site. There is also a lounge area to the rear east of the dwellinghouse. The Havant Borough Council Design SPD sets out a requirement that back to back window distances should have a minimum distance of 20 metres for two storey development. The properties are sited at an angle to each other, with distances from the proposed Juliet balcony to the neighbouring conservatory measuring between approximately 23 - 23.5 metres, therefore exceeds the requirements. Furthermore, there is a viable fallback position that the rear dormer window could be carried out under permitted development rights, including the installation of the Juliet balcony, without the need for a hip to gable enlargement. Due to the fallback position and compliance with the SPD, it is therefore considered that the impacts of the proposal are not unacceptably adverse to justify refusal of the application. The proposed rear dormer is considered to not lead to a harmful impact to the property to the rear in terms of loss of light or outlook.
- 7.9 The proposal is considered to not lead to any unacceptable impacts to any of the properties to the front of the application site in terms of loss of light, outlook or privacy.
- 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).

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/24/00108 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 FLOOR PLANS, ELEVATIONS AND SECTION - PL02 - 24/0033
SITE LOCATION PLAN, EXISTING AND PROPOSED BLOCK PLANS - PL03
- 24/0033

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the roof extension hereby permitted the window in the first floor on the eastern elevation serving the landing shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.