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Site Address: 54 Gladys Avenue, Cowplain, Waterloooville, PO8 8HS  
Proposal: Construction of chalet style rear (east) extension incorporating raised terrace and dormers to north & south facing roof slopes; construction of 3 dormer roof extensions to front (west) roof slope.  
Application Type: Full Planning Permission  
Application No: APP/22/00563                      Expiry Date: 06/09/2022  
Applicant: Mr & Mrs Payne  
                    iDraw Ltd  
Agent: Mr Davison                      Case Officer: Selina Donophy  
                    iDraw Limited  
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

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## **1     Site Description**

This application site is a detached bungalow located on the east side of Gladys Avenue, Cowplain, Waterloooville. This property has a pitched roof with projecting front bay windows and the elevations are formed from brickwork and render, with tiles to the roof. To the side, set back behind the main dwelling is a detached garage and to the rear of the property, a conservatory. To the front is a driveway with a low brick wall forming the front boundary.

## **2     Planning History**

01/66536/000 - Rear conservatory, PERM,31/10/2001

APP/22/00205 - Two storey rear extension with new dormer windows to the existing roof pitch of the front elevation., WD,18/05/2022

## **3     Proposal**

Construction of chalet style rear (east) extension incorporating raised terrace and dormers to north & south facing roof slopes; construction of 3 dormer roof extensions to front (west) 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)

Havant Borough Local Plan (Allocations) July 2014  
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

#### **5 Statutory and Non Statutory Consultations**

**Councillor D Keast - Cowplain**  
No comment received

**Councillor Narinder Bains - Cowplain**  
No comment received

**Councillor Neil Bowdell - Cowplain**  
No comment 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| Comment              | Officer Comment |
|----------------------|-----------------|
| No comments received |                 |

## **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
- (v) CIL

(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 This proposal comprises a two storey rear extension with side dormers and dormers to the front roof slope and modifications to materials . The dormers proposed to the front roof slope would have a pitched roof design with dimensions of approximately 2 metres width by 1.85 metres height and 2.5 metres depth. These windows would serve the front bedroom and bathroom which would be reconfigured from existing. The proposed rear extension has been altered following its initial submission with the roof now hipped and the ridge set further down from the main ridge in order to create a more subservient appearance . The total depth from the rear wall would amount to approximately 7.7 metres , with the roof hipped back at first floor. There are changes to ground levels on site however the extension would have a maximum height of 6 metres measured from the end of the ridge where the land declines in height.

7.4 Two pitched roof dormers are proposed in the side elevations of the extension, close to the main roof. These would provide space for a bathroom on one side and landing on the other. Th extension at first floor level would provide a rear bedroom and ensuite bathrooms at first floor level - the rear bedroom would be served by two velux roof lights, one to the side and one to the rear. At ground floor level would be an open plan kitchen/living area with bi-fold doors to the rear and a window and door to the side (north elevation). A new window is proposed to the side (north) ground floor shower room and the upstairs side elevation window would be removed which would now serve the first floor bedroom.

7.5 The proposed dormers to the front roof slope would sit subserviently within the roof slope - whilst there are not many examples of front dormers in the immediate streetscene, there is also a reasonable variety of property designs in the area and therefore the dormers are not considered to disrupt any set pattern of development. As noted above the proposed rear extension has been altered since its initial submission and is judged to be a sizeable addition to the property, notably at first floor level. At ground floor there would be an increase in the footprint however, on balance, not by a harmful degree as the property has a reasonably sized garden and would extend by approximately 2 metres further than the existing conservatory. At first floor, the roof would be hipped back, reducing any appearance of mass and bulk. Proposed materials would include slate tile to the entire roof and brickwork and render to the elevations. There are other examples of slate used in the immediate streetscene and therefore this is not deemed to be intrusive to the character of the streetscene.

- 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 To the north of the application site is No. 56 Gladys Avenue . The dormer window facing no 56 would be obscure glazed and top opening. The proposed extension would result in an increase in bulk at first floor height however the properties are separated by approximately 7 metres and the space directly to the side at no 56 incorporates a driveway and garage and therefore impact is considered to be limited.
- 7.8 To the south of the application site is No. 52 Gladys Avenue. The extension would come approximately level with the main rear elevation of No 52. The two storey extension would be set in from the side elevation wall where there is currently a single storey extension, with the roof sloping away from no 52. There would be approximately 6.5 metres separation distance between the side elevations of the properties taken from the first floor height of the proposed extension. There are windows at ground floor level located on the side elevation wall facing back towards the proposal site at No. 52. Planning history shows these to serve a study and two windows both serving bathrooms. The study window would be located closer towards the existing roof of No. 52 and the bathroom windows are sited further back however these are not primary habitable rooms and therefore impact is not deemed substantial to justify a refusal. There would be a dormer window with views towards No. 52 although this would generally have views of the roof of No. 52 and would serve a landing offering more fleeting views and there would be over 25 metres between this and No. 50 which meets the minimum separation distance as specified in the Havant Design Guide. The side velux window would be sited 1.7 metres above finished floor level so would not offer views down towards private amenity spaces.
- 7.9 To the rear is No. 13 Kendal Close - the proposed extension would be set away from the rear boundary and the rear window would be set at high level with a generous separation distance exceeding 30 metres and exceeding the minimum separation as stipulated in the Havant Borough Design Guide.
- 7.10 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

- 7.11 There is parking for 4 cars on site and therefore parking allocation has been met.

(v) CIL

- 7.12 Following the reductions in floor space made this proposal is not CIL liable as the additional floorspace would not exceed 100m<sup>2</sup>.

## 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.
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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00563 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:

20.315.101 REV B Proposed plans and elevations/ block plan

**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 rooflight window at first floor level in the south facing elevation serving the rear bedroom shall have a minimum cil height of 1.7m from finished floor level.

**Reason:** To accord with the submitted details and to avoid potential overlooking to the neighbouring property having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the dormer window in the first floor on the side elevation facing north 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.