
Site Address:	128C Park Avenue, Waterlooville, PO7 5DP		
Proposal:	Loft Conversion with Side Dormers		
Application Type:	Full Planning Permission		
Application No:	APP/22/00561	Expiry Date:	01/08/2022
Applicant:	Mr D Clarke and Ms J Porter		
Agent:	Mr Martin Moyse	Case Officer:	Joseph Toole
	Martin Moyse MRICS		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

128C Park Avenue, Waterlooville, is a two storey detached property located to the east side of Park Avenue with an access road to the south. The property comprises brickwork on the ground floor and white render on the first floor with concrete roof tiles. Vehicular access is from Park Avenue with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve a loft conversion with side dormers to provide a bedroom, dressing room and en-suite.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 Gary Hughes
No Comment.

Councillor Husky Patel
No Comment.

Councillor Ms C Howard - Purbrook Ward
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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Design out of keeping	Please see Section 7.
Velux windows more inkeeping	Please see Section 7.
Covenant on three houses preventing works	Covenants are not material planning considerations
No buildings above two storey	Please see Section 7.
Overlooking concerns from side en-suite window and bedroom window	The en-suite window has been conditioned to be obscurely glazed and non opening below 1.7 metres floor height. Please see Section 7 regarding bedroom window.
Scaffolding and damages	These are private matters between the parties involved

Revised Plans	
No difference in reduction of light and all windows in the same position	Please see Section 7.
Overlooking concerns	
Include a condition for bathroom window on north side to be frosted with precise limitations to openings	A condition to this effect has been added
Has the stability of the ground been considered	This is not a material planning consideration and would be dealt with during the works
Covenant restricting development	This is not a material planning consideration

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 proposed dormers would have grey cladding boards with a felt covered flat roof. This is considered to be of appropriate design within a residential area.

7.4 Originally plans were submitted for two side dormers spanning across most of the roof space. Due to concerns of impact on the street scene and appearing dominant to the existing roof it was recommended the side dormers should be reduced in size. This was taken on board by the applicant's agent setting back the dormers from the front and setting them in from the side walls. Therefore, due to its alterations the proposed works are considered, on balance, to be of acceptable design. In terms of the character of the area the proposed side dormers would be visible from the street scene, although partly screened by No.128d Park Avenue to the north and trees to the south. It is also worth noting there are a number of dormers visible within the immediate street scene therefore the proposal is not considered to appear out of keeping with the character of the 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 front there would be two windows within the existing gable serving the bedroom. These would face out onto the public highway and front gardens of the properties opposite thus not considered to cause harmful overlooking. Similar windows are proposed to the rear elevation within the gable which would offer similar but elevation views to windows at first floor level. It is not considered that these windows would result in any significant harm given their orientation in respect of neighbouring properties.
- 7.7 On the south side facing the access road there would be two windows within the proposed side dormer serving the stairwell and dressing room. Due to the position of these windows it is not considered to cause any form of harmful overlooking to neighbouring properties. Furthermore, due to the location of the proposed side dormer it is not considered to appear overbearing or result in the harmful loss of light to any neighbouring property.
- 7.8 On the north side facing No.128d Park Avenue there would be two windows within the proposed side dormer serving the bedroom and en-suite. These windows would face out onto the side flank wall of No.128d which have no windows. The window closest to the rear would serve an en-suite will be conditioned to be obscurely glazed and fixed shut below 1.7 metres to reduce overlooking. Due to the position of the side window serving the bedroom it is not considered to cause harmful overlooking into the private amenity space of No.128d, mostly facing a flank wall. As previously mentioned there is no side windows at No.128d therefore the proposed dormer is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.9 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).

(iv) Parking

- 7.10 The proposed works would increase the number of bedrooms from 4 to 5 therefore 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and parking 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/22/00561

- 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, Block Plan, Proposed Floor Plans and Elevations - 02

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 serving the en-suite on the second floor within the north side elevation facing No.128d Park Avenue shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and be non opening below 1.7 metres from floor level of the room it serves and shall be permanently 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.