

---

|                   |                                                            |               |            |
|-------------------|------------------------------------------------------------|---------------|------------|
| Site Address:     | 13 The Glade, Waterloooville, PO7 7PE                      |               |            |
| Proposal:         | Proposed rear dormer; 2No. roof lights to front elevation. |               |            |
| Application Type: | Full Planning Permission                                   |               |            |
| Application No:   | APP/22/00180                                               | Expiry Date:  | 14/04/2022 |
| Applicant:        | Mr Steere                                                  |               |            |
| Agent:            | Mr Taylor                                                  | Case Officer: | Lewis Ford |
|                   | SMT Building Design Services Ltd                           |               |            |
| Ward:             | Waterloo                                                   |               |            |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

The application site is No.13 The Glade, Waterloooville.

The site comprises a 1960s, detached, 2.5 storey dwellinghouse of yellow brick and grey tile construction with UPVC windows and doors, and elements of white render. The frontage is relatively open with a driveway accessed via a dropped kerb off The Glade which leads to an integral garage and landscaped front garden. The locality predominantly comprises chalet-style bungalows with dormers and so the existing dwellinghouse differs from the predominant built form.

## **2 Planning History**

HWU/03638 – PERM in July 1955 for residential development.  
HWU/03638/1 – REFUSAL in July 1955 for residential development.  
HWU/04807 – PERM in Mar 1957 for residential development.  
HWU/04807/1 – PERM in April 1957 for amended road layout.  
HWU/04807/3 – PERM in Nov 1957 for road & residential development.  
HWU/04807/5 – PERM in April 1958 for 244 dwellings.  
12576 – PERM in July 1960 for 8 dwellings.  
APP/16/00353 – PERM in May 2016 for single-storey front and rear extensions

## **3 Proposal**

Proposed rear dormer; 2No. roof lights to front 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)  
CS17 (Concentration and Distribution of Development within the Urban Areas)  
DM13 (Car and Cycle Parking on Residential Development)

##### Havant Borough Local Plan (Allocations) July 2014

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

##### Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

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

##### **Councillor Gwen Robinson**

No comment.

##### **Councillor Mike Sceal**

No comment.

##### **Councillor Peter Wade**

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

The application was originally consulted on between 16 March and 06 April 2022. After further dialogue between the Council and the agent, it was agreed that the proposed development would need to be reduced in size. Amended plans were received on 25 April 2022 and a neighbour re-consultation was carried out between 10 May and 18 May 2022.

## **7 Planning Considerations**

7.1 Having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on Parking
- (v) Impact on the Source Protection Zone (SPZ)
- (vi) Impact on the Sewer Line

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

7.3 The proposed development is a loft conversion which would comprise:

- The removal of the existing chimney stack; and
- The raising of the existing roof by approximately 0.22m; and
- The construction of 1no. dormer on the rear roof slope; and
- The construction of 2no. rooflights on the front roof slope.

7.4 The proposed rear dormer would comprise a width, height, and depth of approximately 6.55m, 2.30m and 2.80m respectively, equating to a cubic content of approximately 21.17 cubic metres. As for the 2no rooflights, these would have a width and length of approximately 0.6m and 0.75m respectively. The proposed dormer and rooflights could have been delivered under **Schedule 2, Part 1, Class B and Class C** respectively of the Town and Country Planning (General Permitted Development) (England) Order 2015 – hereon referred to as the GPDO. However, the proposed development also includes the raising of the existing roof (by approximately 0.22m) to accommodate the above and ensure adequate headroom and access. The raising of the original roof and the use of non-matching materials means that the proposed development requires formal planning permission.

7.5 The Havant Borough Design Guide SPD advises that dormers should not dominate the roof and that they should be set back from the front line of the wall below, in from the verge, and below the ridge line of the roof. The original plans submitted on 10 March 2022 (now superseded) proposed a larger dormer which would have extended beyond the outside face of the side walls; this was considered to be overbearing. The amended plans received on 25 April 2022 include a smaller dormer which - if not for the raising of the original roof and proposed materials - could have been delivered under permitted development allowances in the GPDO.

7.6 The Design Guide SPD further advises that dormers should have pitched, rather than flat, roofs and that rooflights should be avoided on front roof slopes. However, in recognition that the proposed development could have been considered under permitted development allowances – if not for the raising of the original roof and proposed materials – the proposed flat roof and front rooflights do not warrant refusal especially when considering other examples in the locality.

- 7.7 In terms of materials, the proposed windows would comprise white UPVC to match existing windows, the raised roof would include the re-tiling of the pitched roof, and the dormer would include horizontal cladding panels. The agent has confirmed that the applicant has not yet decided on the final colours and finishes of the proposed tiles and horizontal cladding panels. As such, Planning Condition No.3 (see below) has been proposed so that all external materials are agreed prior to above ground works taking place. The proposed planning condition is required to ensure that the final materials would not have an adverse impact on the visual amenity of the area.
- 7.8 Moreover, the design and appearance of the proposed development is deemed to be appropriate and acceptable in the context of the application site. As such, it is considered that the proposed development, in combination with proposed Planning Condition No.3, would not result in an adverse impact on the visual amenity of the locality and, therefore, would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.9 The Havant Borough Design Guide SPD states that dormers, rooflights and windows should not have an adversely negative effect on the overlooking and privacy of neighbouring properties. The proposed western elevation does not include any new windows nor doors, whilst the proposed eastern elevation (facing No.11 The Glade) includes the installation of 1no. new window in the side gable roof. The Council previously raised concerns about the potential for overlooking and loss of privacy of neighbouring properties and their rear gardens following the submission of the original plans on 10 March 2022 (now superseded). However, since this time, the agent has reduced the size of the proposed dormer and confirmed that the proposed ensuite window in the proposed dormer (facing south) would be obscure glazed. The above is acceptable and – in line with the conditions in Schedule 2, Part 1, Class B of the GPDO – it has been agreed to include a Planning Condition to ensure that the proposed eastern side window in the gable roof is also obscure-glazed – see proposed Planning Condition No.4.
- 7.10 Consequently, on balance, it is considered that the proposed development would have an acceptable impact on neighbouring properties in light of the criteria and conditions in Schedule 2, Part 1, Class B of the GPDO. As such, it is considered that the proposed development would not be contrary to the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. It is noted that no letters of objection were received with respect to the proposed development.

(iv) Impact on Parking

- 7.11 The proposed loft conversion would result in the number of bedrooms at the existing dwellinghouse increasing from 3no. to 4no. bedrooms, so a net increase of 1no. bedroom.
- 7.12 The Havant Borough Parking SPD was adopted in July 2016 and was partially updated in September 2019. The SPD supplements Policy DM13, and replaces Appendix 5, in the Havant Borough Local Plan (Core Strategy) 2011. Table 4A in the SPD states that the minimum vehicular parking requirements for a 3-bed and a 4-bed dwellinghouse are 2no. vehicular spaces and 3no. vehicular spaces respectively. In light of the above, the application site would need to accommodate 3no. vehicular parking spaces for the proposed development to be considered acceptable in terms of parking.

7.13 The SPD confirms that the minimum dimensions for an individual car parking space are 2.4m in width by 4.8m in length, whilst a single garage can only be considered as a vehicular parking space if it measures a minimum of 3m in width by 6m in length internally. Paragraph 4.10 of the SPD explains that a garage smaller than the minimum measurements stated above is unlikely to provide sufficient space for a modern vehicle and/or some storage. As the existing integral garage measures approximately 2.38m in width and 5.06m in length, it cannot be considered as a vehicular parking space.

7.14 The above was communicated to the agent in early April 2022 and amended plans were received on 25 April 2022 showing that the existing landscaped front garden could be reconfigured to provide 3no. vehicular parking spaces using the existing dropped kerb access off The Glade. The above is acceptable and, to ensure that the proposed vehicular parking arrangements are delivered onsite prior to occupation of development, a suitably worded planning condition has been proposed and agreed with the agent – see proposed Planning Condition No. 5.

(v) Impact on the Source Protection Zone (SPZ)

7.15 The site is entirely within Source Protection Zone (SPZ) 1c in the Portsmouth Water Catchment. However, as the proposed development comprises a dormer and rooflights for a loft conversion – and, therefore, would not require ground works - the Portsmouth Water Catchment Team has not been consulted as it is considered that the proposed development would not impact the SPZ.

(vi) Impact on the Sewer Line

7.16 Southern Water Foul Sewer Lines can be found beyond the northern front and eastern side boundaries of the site. However, as the proposed development comprises a dormer and rooflights for a loft conversion – and, therefore, would not require ground works – Southern Water has not been consulted as it is considered that the proposed development would not impact existing underground utilities. Moreover, the proposed development would not be contrary to Policies CS19 and DM10 in the Havant Borough Local Plan (Core Strategy) 2011.

## **8 Conclusion**

8.1 In reviewing the submitted information and the Town and Country Planning (General Permitted Development) (England) Order 2015, it is considered that the proposed development would be appropriate and, therefore, is recommended for approval subject to appropriate planning conditions.

---

## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00180 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:  
  
**Drg No:** SMT052-01 B – Amended Existing and Proposed Plans and Elevations  
  
**Reason:** To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.  
**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and 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 development hereby permitted, the window in the gable roof on the eastern side elevation shall be fitted with 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.
- 5 The development shall not be brought into use until a minimum of three (3) vehicular parking spaces have been provided within the curtilage of the site and, thereafter, all 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.