
Site Address: 90 Haslar Crescent, Waterloooville, PO7 6DH
Proposal: Construction of front porch and loft conversion with front and rear dormer.
Application Type: Full Planning Permission
Application No: APP/22/00472 Expiry Date: 03/08/2022
Applicant: Mr and Ms Plaster and Sullivan
Agent: Ms L Taylor Case Officer: Lewis Ford
Thorns - Young Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 90 Haslar Crescent, Waterloooville, PO7 6DH. The site includes a 1960s, semi-detached, 2no. bedroom bungalow on the south side of Haslar Crescent. The bungalow comprises traditional brick walls, UPVC windows and doors, and a pitched roof which includes traditional tiles and UPVC cladding on its gable wall.

The site is accessed via a dropped kerb off Haslar Crescent and includes an area of hard standing to the front of the property which can accommodate 2no. vehicle parking spaces. The locality is predominantly residential and is characterised by similar style bungalows – both detached and semi-detached - with a variety of dormer windows in situ.

2 Planning History

HWU/03332 – PERM in Jan 1955 for the development of a housing estate.
HWU/04551/23 – PERM in Dec 1959 for road layout to serve residential development.
HWU/04551/29a – PERM in April 1960 for the erection of 6no. pairs of semi-detached and 10no. detached bungalows.
27294 – PERM in June 1978 for a single storey rear extension

3 Proposal

Construction of front porch and loft conversion with front and rear dormer.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)
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 Seal

No comment.

Councillor Peter Wade

No comment.

Developer Services, Southern Water

The attached plan shows that the existing building lies over an existing public foul sewer. If the works to be carried out will alter the existing foundation line or depth or the structural load applied on the sewer, then it will be necessary for the applicant to contact Southern Water.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Officer comment: *The proposed development comprises a front porch and a loft conversion whilst the plan shows that the existing public foul sewer is parallel with the rear elevation of the existing single-storey rear extension. As for the latter point, a standard planning condition has been included regarding the possibility of a public sewer crossing the development site.*

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective and have no subsequent adverse comments to make. This is due to the development's small nature and location within SPZ1c of the groundwater catchment.

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

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) Parking
- (v) Flood Issues
- (vi) Impact on the Source Protection Zone
- (vii) Impact on Utilities

(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 would comprise the following:

- (1) The relocation of the entrance door and construction of a front porch; and
- (2) A loft conversion comprising the construction of a front and rear dormer.

7.4 The entrance door would be relocated from the eastern side elevation to the northern front elevation of the existing bungalow. The construction of an open porch around the relocated entrance door would comprise brickwork on slab foundation with timber posts and a pitched roof with concrete tiles to match the existing roof. Finally, the proposed porch would comprise a depth, width, eaves height and maximum height of approximately 0.8m, 2.4m, 2.65m and 3.2m respectively. The proposed front porch would be approximately 8m from the northern front boundary and is considered to adhere to the recommendations of the Havant Borough Design Guide SPD in that it would be open, modest and would enhance the main (principal) elevation of the existing bungalow.

- 7.5 The relocation of the entrance door (and construction of the proposed front porch) would require the loss of 1no. bedroom at ground-floor to accommodate an entrance hall and stairs to the loft. The proposed loft conversion would comprise a front and rear dormer to accommodate 2no. bedrooms, 2no. bathrooms and 1no. walk-in wardrobe. The dormers would comprise flat roofs and tile hangings which the Agent has confirmed would match the existing bungalow as closely as possible. The front dormer would comprise a depth, width, and height of approximately 3.3m 4.8m and 2.1m respectively; whilst the rear dormer would comprise a depth, width, and height of approximately 4m, 2.7m and 6.3m respectively.
- 7.6 The Havant Borough Design Guide SPD recommends pitched, rather than flat, roof dormers due to aesthetics. However, in this instance, there are several flat roof front and rear dormers within the streetscene, most notably Nos 54, 60, 64-66, and 71-73 Haslar Crescent which were constructed in the 1990s, 2000s and 2010s. As such, a precedent has been set for this style of dormer and, therefore, refusal for this reason would not be justified.
- 7.7 Moreover, the appearance, design and mass of the proposed front porch, front dormer and rear dormer is deemed to be acceptable in the context of the application site. This is because they are not considered to be incongruous features within the streetscene nor, in the case of the proposed dormers, would they overwhelm the roof the existing bungalow. It is considered that the proposed development would not result in an adverse impact on the visual amenity of the area and, as such, it would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.8 The Design Guide SPD explains that dormers and windows should not have an adversely negative effect on the overlooking and privacy of neighbouring properties. The proposed dormers would be approximately 8m from the northern front boundary, 18m from the southern rear boundary and 41m from the neighbouring rear property – No.41 Windsor Road. In terms of the proposed eastern side windows on the gable wall, the proposed plans state that the “*side facing windows above ground floor level to be obscure and fixed below 1.7m*”. The above is acceptable and - in line with the conditions in Schedule 2, Part 1, Class B of the GPDO – it is proposed that a Planning Condition is included to ensure that the proposed eastern side windows in the gable wall are obscure-glazed – see Planning Condition No.4.
- 7.9 Consequently, it is considered that the proposed development would have an acceptable impact on neighbouring properties in light of the plot size, separation distances and obscure glazing on the proposed side windows. Therefore, 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 have been received with respect to the proposed development.

(iv) Parking

- 7.10 The proposed development would result in the net increase of 1no. bedroom to create a 3no. bedroom bungalow. The Havant Borough Parking SPD, which supplements Policy DM13, states that the minimum vehicular parking requirements for both a 2no. bedroom and 3no. bedroom dwelling is 2no. vehicular parking spaces. Regardless of the existing garage, the existing hardstanding in the front curtilage of the site can accommodate 2no. vehicular parking spaces which meets the requirements of the Parking SPD.

(v) Flood Issues

- 7.11 The site is not in Flood Zones 2 nor 3; but climate change modelling has predicted that the site will be in a future flood zone. Despite the above, the proposed development comprises an open porch and a loft conversion. As such, it is considered that the proposed development would not put occupiers or employees of the emergency services at any additional risk in the event of a flood. The proposed development is, therefore, not considered to be contrary to Policy CS15 in the Havant Borough Local Plan (Core Strategy) 2011.

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

- 7.12 The site is entirely within Source Protection Zone (SPZ) 1c in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposal and has no subsequent adverse comments to make due to the small-scale nature of the proposed development. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

(vii) Impact on Utilities

- 7.13 There is a Southern Water Foul Sewer Line running parallel with the rear elevation of the existing single-storey rear extension. Southern Water has advised that:

(1) If the works to be carried out will alter the existing foundation line or depth or the structural load applied on the sewer, then it will be necessary for the applicant to contact Southern Water; and

(2) It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

- 7.14 In terms of the first point, the proposed development is for a front porch and a loft conversion and is unlikely to impact the existing sewer line. However, the above has been passed on to the Agent. As for the latter point, a standard planning condition has been included – see Planning Condition No.5.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to appropriate planning conditions.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00472 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:

Location Plan
Block Plan
Drg No: 6101.22.1 REV A – Existing Floor Plans & Elevations
Drg No: 6101.22.1 REV B – Proposed Floor Plans & Elevations

Reason: To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, to those of the existing building so far as practicable, unless otherwise agreed in writing with the Local Planning Authority.
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, the upper floor windows in the gable roof on the eastern side elevation, and the upper floor ensuite window on the southern rear elevation, 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.
- 5 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall stop until details of the measures which will be undertaken to protect the public sewer have been submitted to, and approved in writing by, the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the adequate protection of infrastructure and having due regard to Havant Borough Local Plan (Core Strategy) Policies CS19 and DM10 and the National Planning Policy Framework.