
Site Address: 87 Stakes Road, Waterloooville, PO7 5NR
Proposal: Single storey rear extension and loft conversion to raise the existing roof with hipped to gable ends and install 1No front dormer , 1No front skylight and 1No rear dormer
Application Type: Full Planning Permission
Application No: APP/22/00557
Applicant: Mr Afshar
Agent: Mr Walker
Ward: Stakes
Expiry Date: 07/09/2022
Case Officer: Joseph Toole
Parkers Design

Recommendation: **GRANT PERMISSION**

1 Site Description

87 Stakes Road, Waterloooville, is a detached bungalow located to the north side of Stakes Road. The bungalow comprises sand pebble dash, white detailing and slate roof tiles. Vehicular access is from Stakes Road with parking to the front.

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

2 Planning History

02/56469/003 - Construction of a detached single garage with pitched roof to front elevation., PERM,16/10/2002

01/56469/002 - Increase in ridge height of existing bungalow to incorporate 2 bedrooms and a bathroom and extension to the rear elevation and the addition of 2 dormers to east elevation. Erection of decking to rear., PERM,24/05/2001

93/56469/000 - Rear extension and raising of roof to provide 1st floor accommodation incorporating dormer on east elevation., PERM,

3 Proposal

The proposed development would involve a loft conversion raising the existing roof by approximately 1.6 metres with hipped to gable ends, installing a front and rear dormer serving two bedrooms and en-suite. There would also be single storey rear extension to be used as a lounge and dining room following the removal of the existing conservatory.

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
Not applicable

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick
No Comment.

Councillor Elizabeth (formerly Dianne) Lloyd
No Comment.

Councillor Gary Hughes
No Comment.

Councillor Husky Patel
No Comment.

Councillor Ms C Howard - Purbrook Ward
No Comment.

Councillor S Milne
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: 1

Comment	Officer Comment
Overlooking concerns	Please see Section 7.
Loss of light	Please see Section 7.
Revised Plans	
Overlooking from bedrooms windows	Please see Section 7.
Wish for all rear first floor windows to be obscurely glazed	Please see Section 7.

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 works would have brick and render with slate roof tiles. This is considered to be in keeping with character of the area.

7.4 The proposed works would be visible from the street scene in the form of the increase in ridge height, the hipped to gable roof extension and front dormer. Within the locality there is a mixture of bungalows and two storey properties and a number of front dormers therefore the proposal is not considered to have a negative impact upon the character of the area. It is worth noting under planning application 01/56469/002 (now expired) a loft conversion with a raised ridge height obtained planning permission. Due to the proposed rear extension being located to the back of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension although large is considered on balance to be an appropriate size to the plot and the retained amenity space following the removal of the existing conservatory. Therefore, it is considered to be in 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 a dormer window serving a bedroom on the first floor and a rooflight serving the landing. These views would face out onto the public highway and front gardens of the properties opposite thus not considered to cause harmful overlooking.
- 7.7 On the east side facing No.89 Stakes Road there would be no side windows within the proposed loft conversion. Although the roof would be altered to a gable end due to the separation distance and existing height of No.89 it is not considered to appear overbearing or result in the harmful loss of light. There would be no side windows within the proposed rear extension on this side. Due to the proposed extension's modest size and existing screening it is not considered to have an adverse impact on the occupiers of No.89.
- 7.8 On the west side facing No.85 Stakes Road there would be no side windows within the proposed loft conversion. Although the roof would be altered to a gable end due to the separation distance and angle of the property it is not considered to appear overbearing or result in the harmful loss of light to No.85. There would be no side windows within the proposed rear extension on this side. Due to the proposed extension's modest size being in the same position as the existing conservatory and with the existing screening it is not considered to have an adverse impact on the neighbouring occupiers.
- 7.9 To the rear there would be bi-folding doors and rooflights within the proposed rear extension facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing to the sides and mature hedging to the rear it was not considered to cause harmful overlooking. At first floor level there would be three windows within the proposed dormer serving bedrooms and a bathroom. Due to the windows positions and distance, it is not considered to cause direct overlooking into the private amenity spaces of the adjacent properties. The private external space and hot tub to No.89 is considered to be an appropriate distance away not to cause harmful overlooking. It is worth noting under planning application 01/56469/002 (now expired) a rear first floor window was approved, thus the principal is considered to be acceptable. The site is within an urban area where it is not unusual for first floor windows to face down rear gardens giving angled views to neighbouring rear gardens.
- 7.10 With regard to the relationship with No.2 Westbrook Grove, whilst the land falls to the south, given the separation between the proposed first floor windows and the common boundary, existing mature hedge screening and the angle between the properties it is not considered that the proposed first floor windows would result in an unacceptable degree of overlooking sufficient to warrant a refusal of planning permission. A site visit was carried out by the case officer to No.2 to assess this relationship in detail.
- 7.11 In relation to light impacts to No.2, whilst the proposal would increase the application properties ridge height and extend the property to the rear, there would remain a significant gap between the properties (9.19m from the ground floor extension to the application site boundary and further at first floor level) and it is not considered that any impact on light to No.2 would be sufficient to warrant a refusal of planning permission.

- 7.12 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

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

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00557

- 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 and Block Plan - P0
Existing and Proposed Ground Floor Plans - P1 V4
Proposed Loft Plan - P1a V4
Proposed Front and Rear Elevations - P2 V4
Proposed Left and Right Elevations - P3 V4
Existing and Proposed 3D Plans 1 - P4 V4
Existing and Proposed 3D Plans 2 - P5 V4
Existing and Proposed 3D Plans 3 - P6 V4
Existing and Proposed 3D Plans 4 - P7 V4
Section - P8 V4

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.