
Site Address: 14 Shillinglee, Waterloooville, PO7 5RW
Proposal: Loft conversion with a gable roof and front and rear dormers.
Application Type: Full Planning Permission
Application No: APP/22/00401 Expiry Date: 15/07/2022
Applicant: Mrs K Daughtrey
Agent: Mr D Treagus Case Officer: Selina Donophy
Derek Treagus Associates
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached bungalow located on the north side of Shillinglee, Waterloooville. This property has a hipped , tiled roof with brickwork to the elevations. Towards the rear is a detached garage accessed via a hardstanding leading up the side of the property. The area is residential in character with building styles including bungalows of various designs.

2 Planning History

None relevant

3 Proposal

Loft conversion with a gable roof and front and rear dormers.

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 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: 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

- (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 hip to semi hip roof extension with dormers to the front and rear roof slopes. This proposal has been altered following its initial submission following case officer concerns of mass and bulk , with minor alterations to the scale and positioning of the rear dormer. The proposed front dormer would have a dual pitched roof , hipped back with a width of approximately 5 metres , set up from the eaves. The rear dormer would have a width of approximately 5.8 metres , set down from the ridge and just up from the roof of the existing rear extension. The extensions to the roof would create 3 bedrooms at first floor level and a bathroom. All dormer windows would serve bedrooms and a side elevation window is proposed to serve the bathroom.
- 7.4 The proposed extensions are considered to be sizeable when judged within the context of the host dwelling and surrounding properties. The host dwelling is modestly sized, as is the attached property which has not been altered at roof level and the additions to the roof would increase the bulk at second storey level to a notable degree. The applicant has been asked to reduce the scale of the rear dormer in particular however has provided a fall back position in that the rear dormer could be constructed without planning permission if the applicant were to submit a separate planning application for the front dormers. With this in mind it is considered the amended plans would be acceptable in this instance . The proposed front dormers are larger than most in the immediate streetscene however other properties have front dormers of a similar design although these are of a singular dormer design. Materials would include roof tile to match existing which would allow for the dormers to blend more with the existing roof form. Noting the proposed dormer is slightly larger than those in the immediate streetscene , it is considered that, on balance it is not of a substantially harmful appearance to justify a refusal on this basis.
- 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 north of the application site are nos 9 and 11 Morelands Road. The rear garden of these properties back on to the rear garden of the application site . Whilst the proposed dormer would include windows at first floor level there would be approximately 57 metres separation distance back to back which exceeds the minimum separation distance as specified in the Havant Design Guide in order to mitigate against overlooking. The impact of the proposal is therefore considered acceptable to the properties to the rear.
- 7.7 To the east of the application site is the attached property, no 12 Shillinglee. The rear dormer windows would have views directly down the rear garden of the application site and not down into private amenity spaces of adjacent properties. The proposal is not considered to result in harm to the amenity of no 12.

- 7.8 To the west of the application site is no 16 Shillinglee. These properties are separated by approximately 4 metres. Whilst there would be the build up of the roof to the side, this is not deemed to result in an overbearing impact on no 16 as it would be separated from no 16 by the driveways of both properties. There is also only a front door and bathroom window on this side elevation. The rear dormer windows would have views directly down the rear garden of the application site and not down into private amenity spaces of adjacent properties. The side window would serve a bathroom and would not offer harmful views down into the rooms of no 16 or the rear patio area. The impact on this property is therefore considered to be acceptable.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 This proposal would result in 3 bedrooms which is an increase of 1 from the existing 2 bedrooms. No further parking allocation is therefore required although it is noted that two vehicles could be parked on site.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00401 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:

Amended proposed elevations and location plan uploaded on the 20.06.2022
Amended proposed floor plans uploaded on the 20.06.2022

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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.