
Site Address: 20 Elmwood Avenue, Waterlooville, PO7 7LG
Proposal: Following demolition of the existing conservatory construction of single storey rear extension, with first floor extension, including side dormers and garage conversion.
Application Type: Full Planning Permission
Application No: APP/22/00175 Expiry Date: 13/04/2022
Applicant: Mr and Mrs Downs
Agent: Mr C Flint Case Officer: Graham Speller
 Chris Flint Associates Ltd
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the north western side of Elmwood Avenue and is occupied by a detached bungalow.
- 1.2 The surrounding area is residential in character with a mix of styles and design dwelling houses primarily bungalows in this part of the road, some of which have been extended in the roofspace.

2 Planning History

APP/22/00213 - Following demolition of the existing conservatory construction of single storey rear extension, with first floor extension and garage conversion., UNK,

3 Proposal

- 3.1 Following demolition of the existing conservatory construction of single storey rear extension, with first floor extension, including side dormers and garage conversion.
- 3.2 The application was amended during the course of its consideration with a reduction in the size of the proposed dormer windows. Reconsultation was carried out.

4 Policy Considerations

National Planning Policy Framework 2021
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comments received.

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received.

Councillor S Milne

No comments received.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application and have no subsequent adverse comments to make in regard to this development from a groundwater quality protection perspective. This is due to the developments 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: 1

One objection raising the following issues:

- Proposed development changes a bungalow into a large three bedroom detached house with a huge detrimental effect on property
- Proposed first floor plans has two windows in northern elevation that will enable viewing into key living areas
- There will be a dramatic reduction to privacy
- Loss of light
- Restriction of views
- Would set a precedent in this immediate area

Amended scheme

One further objection raising the following issues:

- Confirms that each of the previous objections made in relation to this proposal are still relevant
- There are clear objections relating to loss of privacy and light and the visual impact of the proposed plans

- Very concerned over loss of privacy and light and have instigated legal and expert proceedings to support objections should the planned proposal move forward in its current form

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 As noted above, there are other properties in the locality that have habitable accommodation in the roof and the principle of converting the loft into habitable accommodation is considered acceptable.

7.4 The application was amended during the course of its consideration in that the proposed dormer windows were reduced in size. There is an eclectic mix of styles and design of housing in the locality and the proposed front gable would be acceptable in this context and the property already has a rear gable end. The reduction of the size of the proposed dormer windows and design change to include a part hipped roof results in a less obtrusive appearance and are considered acceptable in terms of impact on the visual amenities of the street scene.

7.5 The roof would also be extended to the rear and whilst this would increase the scale and massing of the building, it is considered that there would be no adverse impact on the character of the area as a result of the development.

7.6 The proposed single storey rear extension would replace an existing conservatory and is considered acceptable.

7.7 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. Regard is also made to the provisions of the Town & Country (General Permitted Development) (England) Order 2015 (as amended) which would allow for the construction of similar dormer roof extensions.

(iii) Effect on neighbouring properties

7.8 As noted above, concerns have been raised regarding loss of privacy as a result of the proposed side windows, in particular, the northern elevation.

- 7.9 It is noted that the adjacent property, No. 18 has windows in the side elevation serving a kitchen and bathroom at ground floor and bathroom at first floor. The proposed development would result in an additional ground floor window in the northern and southern elevations, however, there is an intervening fence that would mitigate any significant overlooking. However, the proposed first floor windows could result in overlooking and loss of privacy to both adjacent properties and, in particular No.18. However, the windows are depicted as being obscurely glazed and serve bathrooms in the northern elevation and a stairwell in the southern elevation. It is considered necessary to impose a planning condition that restricts the windows at first floor to be obscurely glazed and only openable above a height of 1.7m above the internal floor level of the room to which it serves in order to prevent undue overlooking and loss of privacy to the neighbouring properties.
- 7.10 Concern has also been raised regarding the proposed extension to the roof and the impact this would have in terms of loss of natural light to windows. However, it is considered that the proposed development would not result in any significant loss of natural light to No. 18 or No. 22. In terms of potential impact on No.18, it is noted that No. 18 has a large outbuilding adjacent to the boundary which would mitigate the impact of the proposed rear extension.
- 7.11 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

- 7.12 There would be an increase in the number of bedrooms from two to three as a result of the development thereby requiring the provision of two parking spaces. The frontage of the property is open and gravelled and the submitted plans demonstrate that three vehicles can be parked on the frontage.

8 Conclusion

- 8.1 The scale, siting and design of the proposal (as amended) would have limited and acceptable impact on the neighbours and the character of the area 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/22/00175 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:

CFA – FULL - 01 Rev 01 - REVISED LOCATION BLOCK EXISTING & PROPOSED PLANS

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.

- 4 The 1st floor level dormer windows in the north eastern and south western elevations hereby permitted shall at all times be and remain glazed entirely with obscure glass. The particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 and only openable above a height of 1.7m above the internal floor level of the room to which it serves.

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.