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Site Address: 20 Morelands Road, Waterloooville, PO7 5PT  
Proposal: Proposed front & rear extensions; loft conversion with side dormers.  
Application Type: Full Planning Permission  
Application No: APP/22/00231 Expiry Date: 02/05/2022  
Applicant: Mr Glover  
Agent: Mr Morris Case Officer: Joseph Toole  
Mick Morris AADipl RIBA  
Architect  
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

20 Morelands Road, Waterloooville, is a detached bungalow located to the north side of Morelands Road. The bungalow comprises of red brick on the ground floor, tile hanging on the first floor with concrete roof tiles. Vehicular access is from Morelands Road with parking to the side.

The bungalow is located within a residential area with surrounding properties of similar style and design.

## **2 Planning History**

No relevant planning history.

## **3 Proposal**

Proposed front & rear extensions; loft conversion with side 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

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| <b>Comment</b>         | <b>Officer Comment</b> |
|------------------------|------------------------|
| Loss of light concerns | 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 development would involve a front and rear extension, loft conversion with side dormers. The proposed front extension would be used as part of a bedroom and would have a width of approximately 2.8 metres, a depth of approximately 1.2 metres with a pitched roof having a maximum height of approximately 3.8 metres. The proposed rear extension would involve the removal of the existing conservatory to be used as a kitchen/dining room and it would have a width of approximately 6.8 metres, a depth of approximately 4 metres with a pitched roof having a maximum height of approximately 5.4 metres the same as the existing property. There would be two side dormers of the same size having a width of approximately 12.5 metres, a depth of approximately 2.5 metres and a flat roof with a maximum height of approximately 1.9 metres.
- 7.4 The proposed extensions would have brickwork and concrete roof tiles to match the existing property. The gables to the front elevation and the external facades of dormers would be completed with concrete cedar boarding. The use of cedar boarding is considered to be acceptable in the context of the main dwellinghouse and not considered to have a negative impact upon the street scene.
- 7.5 The proposed works would be visible from the street scene. The proposed front extension would be modest in size and is not considered to disrupt the building line. The rear extension is effectively a continuation of the existing building form and is also considered to be acceptable in terms of its design, scale and massing.
- 7.6 The proposed side dormers are large and would extend along much of the east and west facing roof slopes, although they would be set up from the eaves, in from the edge of the roof and situated slightly below the ridge. The use of a matching material to the dormer facades and the gables would also assist with visual integration. However, it is considered that the scale and flat roof design of the dormers are not particularly sympathetic to the overall design and character of the recipient building and would dominate the two roof slopes. In this respect regard is made to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) which would allow for the construction of similar features, albeit with the use of matching materials and obscure glazed windows.
- 7.7 In this particular instance the concern is in respect of the scale and flat roof design of the dormers rather than the proposed use of materials or the inclusion of side facing windows. On the basis the two bedrooms within the roof could be served by clear glazed windows to the gables allowing side facing windows to be obscure glazed, and materials could easily be changed to match the existing roof, there is a reasonable likelihood of a similar scheme being constructed under the provisions of the GPDO should permission not be granted.
- 7.8 Therefore, having regard to the fallback position provided by the provisions of the GPDO, it is not considered that an objection on the grounds of scale, massing, flat roof design or dominance of the recipient building could be sustained. On balance, it is considered that the proposed dormers are acceptable in design terms and the overall proposals would meet the requirements of Policy CS16 of the HBLP (Core strategy) and would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.9 To the front there would be a window within the proposed front extension on the ground floor. This would face out onto the public highway and front gardens of the properties opposite therefore it is not considered to cause harmful overlooking.
- 7.10 On the east side facing No.18 Morelands Road there would be an obscurely glazed window on the ground floor serving the hall and an obscure glazed window on the first floor serving the bathroom. These views are not considered to cause direct overlooking into the private amenity space of No.18. The proposed dormer would be offset from the eaves of the property and would have a separation distance of approximately 4.5 metres from the side wall of No.18. Thus it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. The proposed rear extension would be pitched away from the shared boundary and would not extend out beyond the rear wall of No.18, therefore it is not considered to appear overbearing or result in the harmful loss of light.
- 7.11 On the west side facing No.22 Morelands Road there would be a window within the kitchen on the ground floor and three windows within the dormer serving bedrooms and the landing. These views would face out onto the side wall of No.22 and would be partly screened by their garage. Therefore it is not considered to cause direct overlooking into their private amenity space. The proposed dormer would be offset from the eaves of the property and would have a separation distance of approximately 7 metres from the side wall of No.22. As a result it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. Regard is again made to the provisions of the GPDO which would allow for the construction of similar dormer extensions in this location. The proposed rear extension would be pitched away from the shared boundary and would not extend out beyond the rear wall of No.22. Therefore it is not considered to appear overbearing or result in the harmful loss of light.
- 7.12 To the rear there would be a door and window within the proposed rear extension on the ground floor. These views would be similar to those already established and screened by the boundary treatment thus deemed acceptable. At first floor level there would be a window serving a bedroom. This is considered to create views which are excepted within a residential area thus deemed acceptable.
- 7.13 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

- 7.14 The proposed development would involve the increase of bedrooms from 2 to 3 therefore 2 car parking spaces are required on site. There is sufficient car parking to meet this.

**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.

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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00231

- 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 and Block Plan  
Existing and Proposed Floor Plans and Elevations - 20 MR 05

**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.