
Site Address: 8 Oak Close, Waterlooville, PO8 8SD
Proposal: Single storey front, side and rear extensions together with loft conversion with rear dormers
Application Type: Full Planning Permission
Application No: APP/22/00437 Expiry Date: 01/08/2022
Applicant: Mr J Simpkins
Agent: Mr S Male Case Officer: Joseph Toole
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 **Site Description**

8 Oak Close, Waterlooville, is a semi detached bungalow located to the south side of Oak Close within a cul-de-sac. The bungalow comprises brickwork and concrete roof tiles. Vehicular access is from Oak Close with parking to the front.

The property is located in mostly a residential area with some surrounding properties of similar style and design and others differing. The rear boundary of the dwelling partly adjoins The Rainbow Public House.

2 **Planning History**

No.6 Oak Close

05/70159/000 - Dormer windows to front and rear elevations. Porch to front elevation. Permitted 10/03/05.

Officer comment: *Porch appears to have been constructed however to date the dormer windows appear to have not been implemented; however the permission may remain extant.*

3 **Proposal**

The proposed development would involve a single storey front extension to provide additional space within the bedroom and verandah. There would be a single storey side extension which would be used as a bathroom and utility room and a single storey rear extension to be used as a kitchen. Furthermore, there would be a loft conversion serving two bedrooms and a bathroom with two 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

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 David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain 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: 3

Comment	Officer Comment
Overlooking concerns from the proposed rear dormers, suggest amendments	Please see Section 7.
No loft conversions in area	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 facing brickwork and concrete roof tiles to match the existing property. This is considered to be inkeeping with the main dwellinghouse and character of the area.
- 7.4 The proposed works would be visible from the street scene in the way of the single storey front and side extensions - the rear dormers would not be readily visible in the street scene. Due to their modest size and position the ground floor extensions are not considered to have an adverse impact upon the street scene. The proposed works are also deemed to be subservient to the host dwelling due to its size and the retained amenity space. Therefore, the proposal is considered to be inkeeping with the character of the area. With regard to the loft conversion, the representations regarding the absence of similar alterations in the Oak Close street scene are noted; however there has been a previous permission for both front and rear dormers at No.6 adjacent (see planning history above), and in themselves the rear dormers are well designed, of modest proportions and relate well to the roofscape within which they would be sited. They accord with the Havant Borough Design Guide SPD's design guidance for dormers.
- 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 window within the proposed front/side extension and four velux windows within the loft conversion facing out onto the public highway and front gardens of the properties opposite. This is not considered to cause any form of harmful overlooking.
- 7.7 On the east side facing the shared boundary with No.10 Oak Close there would be a door and two windows within the proposed side extension and a window within the proposed rear extension. These views would be screened by the existing 1.8 metre high fencing along the boundary and create similar views to that already established thus not considered to cause harmful overlooking to the neighbouring occupiers. Due to the proposed extensions flat roof design and separation distance of approximately 4 metres from the side wall of No.10 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.8 On the west side facing No.6 Oak Close the proposed rear extension would be screened by the existing conservatory thus it is not considered to have a negative impact upon the neighbouring occupiers.

- 7.9 To the rear there would be bi-folding doors within the proposed rear extension facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing it is not considered to cause any harmful overlooking. There would be two windows within the proposed rear dormers, one serving a bedroom and the other a bathroom. This would face out onto both the rear of The Rainbow PH and also the rear garden spaces of Nos.78 and No.80 Hart Plain Avenue, which are chalet bungalows with rear dormer windows looking towards the application site. Due to the minimum separation distance of approximately 25 metres between the rear walls of Nos 8 and No.80 respectively, coupled with the modest scale of the dormers proposed and the existence of rear dormers as a common feature of the adjacent Hart Plain Avenue properties, the introduction of the dormers is not considered to have an unacceptable impact upon the amenities of the dwellings to the rear. Furthermore, the separation distance exceeds the minimum separation distance for back-to-back dwellings set out in the Havant Borough Design Guide SPD. The proposed dormers would also face onto the garden of The Rainbows pub which due to its use is not considered to cause direct harmful overlooking. It is also worth noting that dormers of these sizes could be constructed without the need for planning permission under the property's permitted development rights; thus there is a direct 'fall back' position which must be taken into account in the determination of this application.
- 7.10 Taken together, it is considered that the proposals will not appear overbearing or lead to unacceptable levels of overlooking and therefore 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

- 7.11 The proposed development would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00437 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:

Existing Floor Plans and Elevations - 21/20/1

Proposed Floor Plans and Elevations - 21/20/2

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.