
Site Address:	56 Lone Valley, Waterloooville, PO7 5EB		
Proposal:	Proposed loft conversion with dormers on the front and rear.		
Application No:	APP/22/00077	Expiry Date:	23/03/2022
Applicant:	Mr and Mrs Mellish		
Agent:	Ms J Mottershead	Case Officer:	Selina Donophy
	Jane Mottershead Designs Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi detached bungalow located on the east side of Lone Valley, Waterloooville. This property has a hipped, tiled roof with grey render to the elevations. There is parking space to the front and side of the property , to the east of the site is the rear garden.

2 Planning History

APP/19/00199 - Demolition of existing garage. Proposed ground floor rear extension., PERM,16/04/2019

3 Proposal

Proposed loft conversion with dormers on the front and rear.

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
E1* (High quality design)

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: 8

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 barn hip roof extension and dormers to the front and rear roof slopes. The dormer proposed to the front roof slope would have dimensions of approximately 4.1 metres width , 1.45 metres height and 1.9 metres depth. It would

have a flat roof. Two dormers are proposed to the rear roof slope would have dimensions of approximately 1.4 metres height 2.2 metres width and 1.6 metres depth , with a flat roof. Proposed materials include hanging tiles. The rear extension at the property was approved planning permission in 2019.

- 7.4 To the north of the application site is the attached dwelling no 58 Lone Valley . This property recently received planning permission under reference APP/21/00278 for similar works and therefore this proposal would balance the roof slopes when both proposals have been completed . The streetscene comprises bungalows, many of which have been developed in some way to the roof and the proposal is not judged to appear out of keeping with the surrounding 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 north of the application site is the attached dwelling no 58 Lone Valley and to the south of the site is no 54 Lone Valley . The two dormers proposed to the rear would generally have views straight down the garden of the application site and not down towards private amenity spaces to the properties adjacent. There is approximately 2.6 metres separating no 65 and no 54 and the barn hip roof is not considered to result in any overbearing impact on no 54 .
- 7.7 To the east (rear) of the application site are nos 11 and 13 Serpentine Road. There would be over 35 metres separation distance between the rear of no 56 and the rear of these properties which well exceeds the 20 metre minimum separation distance as outlined in the Havant Borough Design Guide.
- 7.8 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

- 7.9 The property currently comprises of 2 bedrooms . This proposal would result in 3 bedroom and a study. A property with 4 bedrooms (in this case including the study) would require 3 parking spaces on site . These spaces would be accommodated on site and therefore meeting the Havant parking standards.

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/22/00077

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:

Block plan uploaded on the 15.02.2022

Location plan uploaded on the 15.02.2022

Proposed elevations uploaded on the 15.02.2022

Proposed ground floor plan uploaded on the 15.02.2022

Proposed first floor plan uploaded on the 15.02.2022

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.