
Site Address: 15 and 15a Longwood Avenue, Waterlooville, PO8 8HX
Proposal: Joint application - No.15a Proposed loft conversion, increasing the pitch, with rear dormer; proposed front extension. No.15 Proposed loft, increasing the pitch, with side dormer, single storey rear extension with side roof dormer, dropped kerb. (Revision to APP/21/00778).
Application No: APP/21/01249 Expiry Date: 12/01/2022
Applicant: Mr S Barton
Agent: Mr Walker Case Officer: Julie Terzoudis
Parkers Design
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located on the southern side of Longwood Avenue and relates to a pair of two two-storey semi-detached dwellinghouses.
- 1.2 The residential curtilage of No.15 wraps around the rear garden on No.15A.
- 1.3 The surrounding area is residential in character with properties of varying styles and design. 15 and 15a Longwood Avenue, Waterlooville, PO8 8HX

2 Planning History

GEN/21/00528 - Proposed double storey rear extension or raise the roof/change the pitch of the roof with a single extension and side dormer.

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APP/21/00778 - Joint application - No.15A Proposed loft conversion, increasing the pitch, with rear dormer; proposed front extension and rear extension. No.15 Proposed loft, increasing the pitch, with side dormer, single rear extension with side roof dormer., REF,30/09/2021

APP/21/00817 - Certificate of lawfulness for a proposed garden room., PERM,14/10/2021 for the reasons:

1. The proposed development by reason of its siting, design, increased bulk and scale would have an unacceptable impact on the character of the host dwellinghouses, the character of the locality and visual amenities of the street scene. As such, the proposal is contrary to Policy CS16 of the Core Strategy 2011, Policy E1 of the Submission Version of the Havant Local Plan, the adopted Design Guide 2011 and the National Planning Policy Framework 2021.

2. The proposed development will appear overbearing to and lead to overlooking to No. 17 by reason of the proposed side dormer window to No.15 combined with the increased height and bulk of the roof and may result in loss of light to the neighbouring property (No.17) adversely affecting residential amenity. As such, the proposal is contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and Policy E1 of the Submission Version of the Havant Local Plan, the adopted

Design Guide 2011 and the National Planning Policy Framework 2021.

3 The parking provision for No.15 is not in accordance with the parking requirements as set out in the Havant Borough Council Parking Supplementary Planning Document 2016. As such, the proposal is contrary to Policies CS16 and DM13 of the Havant Borough Core Strategy, Policy E1 and Policy IN3 of the Submission Version of the Havant Local Plan, the adopted Design Guide 2011, the Havant Borough Council Parking Supplementary Planning Document 2016 and the National Planning Policy Framework 2021.

3 Proposal

- 3.1 Joint application - No.15a Proposed loft conversion, increasing the pitch, with rear dormer; proposed front extension. No.15 Proposed loft, increasing the pitch, with side dormer, single storey rear extension with side roof dormer, dropped kerb. (Revision to APP/21/00778). This application has been amended from the previous refused application in the following ways:
- Side dormer windows have been obscured
 - The window styles in the front and rear gables have been amended
 - The dormer for number 15a has been reduced 150mm each side
 - The dormer for number 15 has been reduced 150mm each side
 - The rear extension for 15a has now removed
 - In addition, the pitch and ridge height of the dwelling has been reduced by 0.8m from the previously refused app and is now proposed to be increased by 0.9m from the existing dwelling

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 A Briggs - Cowplain

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments received.

Developer Services, Southern Water

Any new external works proposed within the standoff distance of public apparatus the applicant will be required to contact Southern Water. Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Hampshire Highways

The Highway Authority note that this current application is a revision to APP/21/00778, an application that the Highway Authority previously responded with no objection. As such the Highway Authority's previous response still stands which reads as follows:

The applicant should be made aware that to facilitate the dropped kerb they are proposing at No.15, they themselves will have to organise the removal of the lamppost and road sign on the footway directly in front of the property. Furthermore, the builder carrying out the dropped kerb will have to maintain the drainage and the cover must be upgraded with a heavy duty one in order to withstand the weight of a vehicle. The applicant is reminded that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway.

Details of this procedure and further information can be found via the following link <https://www.hants.gov.uk/transport/parking/droppedkerbs>. Having regard to the above and providing that the applicant applies for and carries out dropped kerb works in the appropriate manner, the Highway Authority provide no objections to the above planning application.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Highways and 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 has been highlighted in paragraph 3.1, this application has been amended following the previous refused planning application. These amendments have reduced the size and scale of the proposal, and simplified the design through the removal of

the proposed dormer windows. The changes are as follows:

- o Side dormer windows have been obscured
- o The window styles in the front and rear gables have been amended
- o The dormer for number 15a has been reduced 150mm each side
- o The dormer for number 15 has been reduced 150mm each side
- o The rear extension for 15a has now removed
- o In addition, the pitch and ridge height of the dwelling has been reduced by 0.8m from the previously refused application and is now proposed to be increased by 0.9m from the existing dwelling

7.4 As a result of these changes the proposed development have improved by simplifying the overall design ethos of the development and reducing its overall scale. The immediate and surrounding area of Longwood Avenue and Gladys Road is an area that is defined by a variety of architectural styles, with several the properties having being redevelopment from being bungalows to chalet dwellings. The immediate neighbouring property of 17 Longwood Avenue also has a large side dormer window, facing the application site, which this application seeks to replicate.

7.5 It is considered that the proposed amendments have improved the development from the previous application, and although whilst concerns still exist as to the overall design approach, it is considered that on balance, given the reduction in size and scale of the proposal, in addition to the rationalisation of openings, together with the wider architectural designs of the area, that the development would not have a significant adverse impact on the character on the area to justify a reason for refusal and have addressed the previous reasons for refusal, As such this proposed revised scheme is considered to comply with the advice laid out in Policy CS16 of the Local Plan (Core Strategy) 2011 and the Design guide.

(iii) Effect on neighbouring properties

7.6 The previous application was refused due to the adverse impact on the amenities of 17 Longwood Avenue, due to overlooking and overbearing impact. As has been highlighted in paragraph 3.1 the height of the development has been reduced, as has the scale and bulk of the side dormer window. In addition, the internal accommodation in the roof level has been reconfigured, so that the main primary windows will be facing the front and rear elevations of the property. Whilst the proposed dormer window still comprises 3 windows, for which two of them serve bedrooms, with the central window serving a bathroom, these openings have been reduced, and will now clearly be secondary windows. The concern raised in the previous application was that these side windows were the primary sources of light and ventilation, which, as highlighted above is no longer the case. As such it is considered reasonable to secure that these windows are obscure glazed.

7.7 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), and as such has overcome the previous reason for refusal. It is noted no letters of objection were received with respect to the scheme.

(iv) Highways and parking

7.8 The previous application was refused due to lack of off-street parking provision for

no.15. Further information has been provided within this application regarding parking provision, a side access road, running adjacent on the eastern boundary with No.15A, leads towards a garage and off-road parking area. As such through the combination of parking being provided in front of each property and the parking provided within the rear of no.15A, it is considered that subject to appropriate conditions to secure such parking that the development has demonstrated that it meets the required parking level within the Parking SPD. As such the development has addressed this reason for refusal and that the development would not have an adverse impact on the safety and free flow of the highway network.

8 Conclusion

- 8.1 It is considered that this revised scheme has addressed the previous reasons for refusal. The development is therefore not considered to have a significant adverse impact on the character and appearance of the area or on the amenities of neighbouring properties and provides an acceptable level of parking. As such therefore on balance the development is recommended for permission, subject to relevant conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01249

(A)

(B) for the following reasons/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:
 - 15A - Existing and Proposed Site/ Roof Plan - Drw. No. P0
 - 15A - Existing and Proposed Ground Floor - Drw. No. P1
 - 15A - Existing and Proposed First Floor Plan - Drw. No. P2
 - 15A - Existing and Proposed Loft Plan - Drw. No. P2a
 - 15A - Existing and Proposed Front and Rear Elevations - Drw. No. P3
 - 15A - Existing and Proposed Right and Left Side Elevations - Drw. No. P4
 - 15A - 3D Rear 15a - Drw. No. P7
 - 15A - 3D Rear 15 - Drw. No. P8
 - 15A - 3D Front 15a - Drw. No. P9
 - 15A - 3D Front 15 - Drw. No. P10
 - 15A - Block Plan - Drw. No. P11
 - Location Plan - Drw. No. P12

15 - Existing and Proposed Site/ Roof Plan - Drw. No. P0 V3
 15 - Existing and Proposed Ground Floor - Drw. No. P1 V3
 15 - Existing and Proposed First Floor Plan - Drw. No. P2 V3
 15 - Existing and Proposed Loft Plan - Drw. No. P2a V3
 15 - Existing and Proposed Front and Rear Elevations - Drw. No. P3a V3
 15 - Existing and Proposed Right and Left Side Elevations - Drw. No. P4 V3
 15 - 3D Rear 15a - Drw. No. P7 V3
 15 - 3D Rear 15 - Drw. No. P8 V3
 15 - 3D Front 15a - Drw. No. P9 V3
 15 - 3D Front 15 - Drw. No. P10 V3
 15 - Block Plan - Drw. No. P11
 Location Plan - Drw. No. P12

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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building the windows on the side elevation at second (roof) floor of 15 Longwood Avenue shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and retained as such thereafter.
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.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes B and C, of Schedule 2, Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.
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.
- 6 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.