
Site Address:	54 Durley Avenue, Waterlooville, PO8 8UZ		
Proposal:	Installation of 8No roof windows.		
Application No:	APP/22/00010	Expiry Date:	11/04/2022
Applicant:	Mr R Long		
Agent:		Case Officer:	Selina Donophy
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the north side of Durley Avenue, Waterlooville. This property has a hipped back roof with space in the loft and has undergone remodelling to raise the ridge height of the roof back in 2017. The elevations are formed from render and brickwork and towards the front is a paved driveway with a brick boundary wall to the front curtilage.

2 Planning History

APP/16/01244 - Single storey rear extension, PERM,30/01/2017
APP/17/00872 - Raised roof over existing bungalow. , PERM,25/09/2017

3 Proposal

Installation of 8No roof windows.

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

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 comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

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: 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 the addition of 8 rooflight windows across both side roof slopes. Six rooflights are proposed to the north west roof slope and two rooflights are proposed to the south east side roof slope. Two of these rooflights - those located furthest towards the rear - were approved back in 2017 under application reference

APP/17/00872 which proposed a raised roof ridge however these were not implemented and the 3 year time period has now expired. This previous application applied conditions to the resulting development which removed class B and C permitted development rights and also limited the opening and visibility of the two rear rooflight windows .

- 7.4 In the current case the two windows to the south east would serve the play room to the rear and the bedroom towards the front. The remaining rooflights would be located on the north west side elevation roof slope with two rooflight windows set at lower level than the remaining rooflight windows - the applicant has confirmed these are intended to be fire escape windows. The windows do not have a particularly uniform appearance due to their varying positioning and heights within the roof slope. Whilst this may be the case it is deemed that this would only be visible within the streetscene from a small section of the road - when viewed from the west of Durley Avenue the property is largely screened from view by the two storey property adjacent . There are only two rooflights on the south eastern roof slope. Overall the impact on the streetscene and wider area is deemed to be acceptable.
- 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 The furthest rear windows are those most likely to offer views back towards rear amenity spaces of the adjacent neighbouring properties including the rear of nos 52 to the east and no 56 to the west where the properties are within close proximity of one another and the rear rooflight windows at no 54 would offer clear views down towards the private patio areas. The two rear most rooflights had previously been approved by the LPA subject to conditions which imposed obscure glazing and non opening - an extract from APP/17/00872 is included below :

"In the case of the current application, whilst not forming part of the submission the raised ridge height could facilitate the conversion of the roof at a later date, with implications for the privacy of adjoining properties which are not currently overlooked by No.54. In light of this possibility conditions are recommended for the proposed rooflights in both side elevations to be obscured glazed and fixed shut; and also for permitted development rights for a future loft conversion to be the subject of Local Planning Authority control in order to protect the amenities of the occupiers of the neighbouring properties"

The condition imposed comprised of the following :

*"Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, prior to first occupation of the extension hereby permitted the rooflights in the south east and north west roof slopes shall be fixed shut and 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."*

- 7.7 The potential for overlooking has not changed since 2017 and therefore the reasoning

to retain this condition remains relevant to this proposal in so far as it relates to the two rooflights previously approved. In addition the lower set rooflight serving the playroom on the north western elevation also offers views down directly towards the private patio area of no 56 . On the south eastern side the bedroom rooflight has a cill height of approximately 1.38 metres above finished floor level as shown in the section drawing provided by the applicant - it is deemed that a rooflight of this height could offer views down into the lounge windows at no 52 which are only located approximately 3.5 metres to the south east.

- 7.8 Therefore the rearmost two windows on both side elevations are considered to require controls in respect of preventing their opening and glazing with obscure glass; the remaining four windows on the north west side elevation do not offer such overlooking potential and thus do not require such controls.
- 7.9 Other options have been suggested to the applicant including making the windows high level, moving the fire escape window or other means to provide acceptable fire escape which do not include rooflights with unacceptable overlooking however the applicant does not wish to pursue these and therefore the obscure glazing and non opening conditions have been applied to all windows resulting in harmful overlooking to adjacent properties. It is acknowledged that one of these windows is intended to function as a fire escape, which the wording of the condition would prevent - however from discussions with the Council's Building Control officers it is understood that other options are available for securing the fire safety of the play room which do not rely on this rooflight, and therefore it remains reasonable to include it within the range of rooflights to be subject to the restrictive condition.
- 7.10 Consequently, it is considered that, only if subject to appropriate conditions, 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

- 7.11 A ground floor plan has not been provided with this application however the loft space would potentially allow for the addition of two extra bedrooms. It is deemed that 3 parking spaces could be accommodated on site which is the maximum requirement for a property with 4+ bedrooms.

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, subject to relevant conditions, the amenity of 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/22/00010 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 16.02.2022
5767/2 Proposed first floor plan
5767/200 Roof plan
5767/3 Existing and proposed elevations
Location plan uploaded 19.01.2022
5767/4 Section drawing

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, prior to first occupation of the extension hereby permitted the two rooflights in the south east roof slope and the two rooflights serving the play room in the north west roof slope shall be fixed shut and 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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no further alteration to the roof of the dwelling hereby approved, including the addition of windows permitted by Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 as amended, 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.