

## 32 Spring Vale, Waterlooville, Hampshire, PO8 9SA

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### Site and surroundings

Comprises a bungalow located on the south-east side of Spring Vale. The area is made up mainly of bungalows, many of which have been extended to provide first floor accommodation.



Figure 1. The frontage of the dwelling to Spring Garden.

### Relevant planning history:

On 4 September 2020 conditional planning permission (LPA Ref: APP/19/00925) was granted for a single storey side and rear extensions and loft conversion, relocate existing garage to front of property, render and cladding. Work has commenced on site.

### Designations

The application site does not include any buildings that are either statutory or locally listed. The location is not a conservation area and there are no tree preservation orders covering the site.

### **The proposal**

Is an amended scheme compared to the permission granted in 2020. It proposes a ground floor rear and side extension to the same dimensions as permitted in 2020. At first floor level the floor area proposed is similar to the permitted scheme but in a re-configured form. The volume and overall height is reduced compared to the permitted scheme. The side elevations would be in the form of gables and dormer style windows to the front and rear. The external materials are the same as already permitted in 2020, rendered external walls and natural slates for the roof, including the dormers.

### **Amount**

Without compromising the amenities of nearby dwellings it is considered the extensions proposed are reasonable and would retain a good size garden and sufficient off-street car parking.

### **Scale**

Many dwellings in the locality have first floor accommodation and it should be noted that the overall height of the dwelling would be lower than permitted in 2020.

### **Layout**

The proposed extensions at both ground and first floor levels would include large area of glazing permitting good levels of natural light and ventilation.

### **Appearance**

There is no established design precedent to follow in Spring Vale. Some roof extensions have followed a traditional approach and others a more contemporary design.

### **Access**

The vehicular access would remain as existing with parking on-site for three vehicles.

### **Residential amenity**

The setting back of the roof extension at the rear would improve the relationship with No.30 and the reduced volume similarly with No.34, both compared to the permitted scheme. The orientation of the dwelling and its relationship with No.30 would ensure that sunlight penetration into nearby north-west facing windows would be largely unaffected. The bathroom and hall windows proposed in the side elevations would be glazed with obscure glass.

### **Flood risk**

The application site falls within Flood Zone 1 and therefore is considered to be at low risk of flooding. The issue of drainage and flooding was raised in connection with the previous application. The resolution was to construct a soakaway as required by Condition 4. This soakaway will be constructed as part of the proposed development.

### **Planning policy**

The Council's adopted Core Strategy includes a number of policies that are relevant to this application, as follows:-

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Policy CS17 is about concentrating development in urban areas and CS20 sets out the transport and access strategy for the borough.

Policy DM13 concerns car parking and cycle storage for residential development.

Policy DM10 covers all situations where pollution may occur in respect of new development.

The Pre-Submission Havant Local Plan 2036 was approved by the Council in January 2019 and has some relevance to the application proposals but must be given limited weight as it is not yet an adopted plan. The following policies are pertinent:-

### E1 – High Quality Design

Requires all aspects that contribute to design quality to be included in new development and in particular the existing character of the area should be taken into consideration.

### E20 – Drainage Infrastructure and New Development

Re-using rainwater through a SUDS system can help to reduce water usage and consequently demand.

### E22 – Amenity and Pollution

The need to reduce pollution and improve amenity for residents is a key part of this policy.

### H1 – High Quality Homes

Well-designed homes with natural ventilation, adequate rooms sizes and proportionate gardens are encouraged in this policy.

The Havant Borough Design Guide provides advice in respect of dormer windows (Page 38). There is reference to the need to avoid dormer windows dominating the roofscape. However, it is considered that the first floor accommodation proposed should be viewed as an extension rather than dormers within an existing roof. The entire existing roof would be removed and re-constructed to form a distinctive architectural composition that would uplift the design quality of both the application dwelling and local area.

It is considered the proposed development would be compliant with relevant advice in the NPPF which confirms a presumption in favour of sustainable development.

Chapter 12 is about good design. Paragraph 127 is most relevant to the application proposals as it requires development to optimise the potential of sites and create visually attractive development. It is considered that the application proposals would result in a good quality development that would enhance the character and appearance of the locality.

### Planning obligations

A community infrastructure levy payment may be applicable based on the increase in floor area above 100 square metres. However, the applicants will be claiming a self-build exemption.

### Precedents

There are many dwellings in the locality that have developed the roof space, some in a traditional manner and others utilising a more contemporary approach. Two are illustrated below and on the next page.



**Figure 2. Traditional style dormer windows in Spring Vale.**



**Figure 3. More contemporary dormer windows in Spring Vale.**

## Assessment

The proposed development would be sustainable, as defined in the NPPF, and would result in a good quality dwelling making more effective use of the application site than existed originally.

The scale, design, layout and external materials would be appropriate for this location, which contains a variety of dwelling types many of which have been extended in different styles.

These amended proposals are considered an improvement compared to the previous permission and would result in an enhanced street appearance.

The application proposals would not cause any significant amenity issues for nearby residents.

Car parking would be provided to the Council's standards in the same manner as shown on the previous permission.

### **Conclusion**

It is respectfully requested that planning permission should be granted for this sustainable and appropriate development.