
Site Address:	24 Spring Vale, Waterloooville, PO8 9DA		
Proposal:	Conversion of loft with side dormer and ground floor alterations		
Application No:	APP/21/00861	Expiry Date:	08/10/2021
Applicant:	Mr C Purcell		
Agent:	Mr J Bean	Case Officer:	Joseph Toole
	John Bean RIBA Architect		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

24 Spring Vale, Waterloooville, is located to the south east side of Spring Vale. The application site is a bungalow comprising brickwork and concrete roof tiles. Vehicular access is from Spring Vale with parking to the side.

The property is located within a residential area with the majority of the surrounding properties being bungalows, some of which have loft conversions.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Conversion of loft with side dormer and ground floor alterations

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 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.

Comment

Concerns with overlooking from side
dormer

Officer Comment

Please see Section 7.

Drainage and waste disposal

This would be dealt with under
Building Regulations

Hours of operation and access

Not deemed reasonable or
necessary to the outcome of
this application, as this is a
matter covered by other
legislation; however an
informative can be added
setting out the Environmental
Health team's normal
expectations for work in a
residential area. With regards
to the matter of access if risk
to safety this would be matter
for the Police to deal with.

Number of representations received: 2

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 development would involve a loft conversion with a side dormer and ground floor alterations. The proposed loft conversion would provide a store room, bedroom and en-suite. The proposed side dormer would be on the north east side serving the master bedroom. It would have a length of approximately 4.2 metres, a depth of approximately 2.5 metres with a flat roof having a maximum height of approximately 1.5 metres. There would also be fenestration alterations and the removal of the chimney.
- 7.4 The proposed materials are considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed loft conversion, side dormer and ground floor alterations would be visible from the street scene. It is worth noting a number of properties in the immediate area have carried out loft conversions with the construction of side dormers. Thus, due to the modest scale of works it is not considered to appear out of keeping with the character of the area.
- 7.6 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

- 7.7 To the front on the ground floor there would be new windows. They would be placed in the same position as the existing and face out onto the public highway, thus it is not considered to cause any form of overlooking.
- 7.8 On the north east side facing No.26 Spring Vale there would be a window at first floor level within the proposed side dormer. This would face out onto the driveway, side wall and part of the rear garden of No.26. This is not considered to have a direct form of overlooking the neighbouring occupiers private amenity thus it is considered to be acceptable.
- 7.9 To the rear on the ground floor there would be a new window within the kitchen conversion. This would be in the same position as the existing and would be screened by the existing 1.8 metre high fencing along all boundaries, thus it is not considered to cause harmful overlooking to the neighbouring properties. At first floor level there would be a window within the loft conversion serving the en-suite. This window would be obscurely glazed and as a result would not cause any form of overlooking. A condition requiring this to be obscurely glazed and non opening has been recommended.

- 7.10 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).

(iv) Parking

- 7.11 There is sufficient car parking to the front/side of the property to accommodate 2 car parking spaces therefore according with the Havant Borough Parking Standards SPD.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/21/00861

- 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:

Location Plan
Block Plan
Proposed Elevations
Proposed Floor and Roof Plans
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the loft conversion hereby permitted the window in the first floor on the rear elevation (south east) serving the en-suite facing the rear garden shall be fitted with obscuration level of no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres floor level 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 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.