
Site Address:	45 Park Avenue, Waterloooville, PO7 5DN		
Proposal:	Proposed hip to gable roof alteration, along with first floor rear extension and front dormer.		
Application No:	APP/21/01219	Expiry Date:	11/01/2022
Applicant:	Mr & Mrs Mound		
Agent:	Mr Page	Case Officer:	Julie Terzoudis
	GRP Architectural Design		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a chalet style detached bungalow located at 45 Park Avenue, within Waterloooville. The dwelling has undergone historic roof alterations providing two small bedrooms within the roof space. The dwelling incorporates a generous setback from the public highway of over 13 metres, served by concrete hardstanding forward of the dwelling.
- 1.2 The immediate locality in the centre of Park Avenue consists primarily of detached chalet-style bungalows and single-storey dwellings of various designs and styles, set within relatively modest gardens. The street transitions to two-storey dwellings to the east and west of the site. Numerous dwellings in the locality have undergone alterations, many within the roof. All dwellings along Park Avenue itself provide for off-street parking, resulting in an open street with low front boundary walls.

2 Planning History

No planning history exists for this site.

3 Proposal

- 3.1 The application seeks planning permission for a hip to gable roof alteration, coupled with the extension of the existing front and rear flat roof dormers. Both dormers would be extended across the proposed gabled roof extension and each dormer replaced with a hipped roof. The proposed development would increase the existing floor area by approximately 55 square metres. A new front porch extension with pitched roof is also proposed, comprising a footprint of 2 square metres.
- 3.2 The proposed ground floor walls would be rendered, with Hardie Plank boarding (colour tbc) to form the dormers and the rear first floor extension, all set under interlocking artificial slate tiles to match the existing.
- 3.3 The existing dwelling comprises four bedrooms and it is noted that the proposed works would not result in an increase in the number of bedrooms.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2019

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes
No comments received.

Councillor Husky Patel
No comments received.

Councillor Ms C Howard - Purbrook Ward
No comments received.

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: 6

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 The proposed alterations to the dwelling would remove the hipped roof form currently presenting to the streetscene, altering the roof to a gabled style form. Coupled with an extension of the front flat roofed dormer, it is accepted that the proposed works are of a considerable scale that would alter the character of the currently compact dwelling and its appearance within the streetscene.
- 7.4 Although a number of dwellings in the immediate locality are chalet style bungalows, the dwelling type transitions to two-storey in both directions along Park Avenue. Many of the single-storey properties have undergone roof conversions and there is an expectation that modernisation of older, smaller dwellings would take place to accommodate today's living requirements.
- 7.5 The replacement hipped-roof for the dormers helps to reduce the overall mass upon the dwelling, and the position of the proposed works would retain the bulk of development upon the existing footprint. In conjunction with the separation gap between the neighbouring dwellings, the alterations would not be so significant in scale and mass as to be harmful to the original character of the dwelling, or neighbouring dwellings.
- 7.6 The ground floor walls of the extension are to be rendered to match the existing, with cladding on the dormers at first floor level, all set under interlocking artificial slate tiles to match the existing. The proposed materials support the integration of the development into the main dwelling and accords with materials used on other dwellings within the locality. The proposed works provide an efficient extension to the property to accommodate the needs of a growing family, whilst referencing and remaining sympathetic to the existing character of the dwelling.
- 7.7 On balance, it is considered that the altered character of the dwelling would not appear incongruous within the streetscene or harm the existing character of the dwelling. 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, 2011). 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

- 7.8 The proposed rear roof extension would extend out past the rear elevation of the neighbouring dwelling to the west at No. 43 by approximately 1.5m. However, the north facing aspect of both sites results in shadowing cast by the existing dwellings. Any additional overshadowing resulting from the proposed extent would be negligible. It is considered there would be no overbearing or overshadowing impacts from the proposed works to the neighbouring occupiers of No. 43 Park Avenue.

- 7.9 The neighbouring occupier at No. 47 is set at a distance of approximately 3.4m from the proposed roof alterations. There may be the introduction of limited shading to the side elevation of their dwelling, but nothing significant over and above that already experienced by the proximity of the dwellings. Two windows are proposed on the eastern roof elevation, which would serve a bathroom and an en-suite. Although not annotated on the plans, these windows are conventionally fitted with obscured glazing. However, to ensure no overlooking is introduced to the rear amenity space of No. 47, a condition will be applied to require the use of obscure glazing in these two windows.
- 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, 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways and parking

- 7.11 No increase in the number of bedrooms would result from the proposed works, therefore there would be no requirement for additional on-site car parking, over and above that which already exists.

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/21/01219, 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:

Location and Proposed Block Plan Drw. No. PI303a - received 17 Nov 2021
Proposed Ground Floor Plan Drw. No. PI300a - received 17 Nov 2021
Existing Ground Floor Plan Drw. No. Ex100a - received 12 Nov 2021
Existing First Floor Plan Drw. No. Ex101a - received 12 Nov 2021
Existing Elevations Drw. No. Ex102a - received 12 Nov 2021
Proposed First Floor Plan Drw. No. PI301 - received 12 Nov 2021
Proposed Elevations Drw. No. PI302 - received 12 Nov 2021

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 The two window(s) at 1st floor level in the eastern elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; [and]

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.