
Site Address: 18 Spring Vale, Waterloooville, PO8 9DA
Proposal: Revision of previous planning application approved APP/20/00868 for roof configurations with dormer windows to the side and single storey extension to replace conservatory and front porch, including changes to fenestration.
Application No: APP/21/00709 Expiry Date: 26/08/2021
Applicant: Mr J & Mrs J Southwood
Agent: Mr S Walker Case Officer: Selina Donophy
 Parkers Design
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, chalet bungalow located along Spring Vale, Waterloooville. This dwelling has a pitched roof with the gable end facing the highway and a dormer to the south east roof slope. The elevations are formed of facing brickwork and cladding and the property has a low brick wall to the front boundary with a hard standing providing parking space for one vehicle and a grass lawn to the side.

An application to raise the eaves height was granted approval in 2020 under APP/20/00868.

2 Planning History

APP/20/00868 - Single storey rear extension; raise overall ridge height; demolition of existing dormer; replacement dormer to north elevation; demolition of existing garage; erection of replacement garage and store to the rear and new entrance porch., PERM, 19/11/2020

3 Proposal

Revision of previous planning application approved APP/20/00868 for roof configurations with dormer windows to the side and single storey extension to replace conservatory and front porch, including changes to fenestration.

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)

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

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul and surface water 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

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.

7.3 As noted in the description, a planning application to raise the eaves height alongside other alterations was granted permission last year under APP/20/00868 .The proposals have been amended following the initial submission in order to soften the appearance of the dormers and have each been reduced in width by approximately 0.2 metres with the ridge heights also reduced by 0.5 metres , taking them down off the main roof ridge.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises a revision to APP/20/00868 including the addition of 4 pitched roof dormers following the demolition of the existing side dormer as well as a single storey rear extension following the demolition of the conservatory and addition of a front porch. The raising of the eaves is deemed to acceptable as stipulated in the report for APP/20/00868. The proposed additions to the roof include 4 pitched roof dormers, two on each side of the roof slope. As specified in paragraph 7.3, the plans have been amended , reducing the width and ridge height of the dormers which would now have dimensions of approximately 3.11 metres width, 1.72 metres height and 3.5 metres depth. The alterations to the roof would make space for additional bedrooms at first floor level including two bedrooms towards the front served by dormer windows on each side and windows to the front elevation, a master bedroom to the rear served by

a side dormer window and juliet balcony to the rear elevation and a dressing room leading into an ensuite, served by an obscure glazed dormer window. The rooflights located in the centre point of both side roof slopes would serve a landing and bathroom.

- 7.5 Alterations at ground floor level include a porch to the front with a pitched roof supported by posts . Towards the rear the existing conservatory would be removed to be replaced by a flat roof rear extension. This would have a depth of approximately 4.3 metres, a height of 3.3 metres and width spanning that of the existing property. It would have a window and doors to the rear, creating space for a living room and kitchen area.
7. 6 The dormers alongside the raised eaves level would alter the appearance of the property to a reasonable degree, although the front gable would be retained, which is in keeping with the character of Spring Vale. Whilst the side dormers are rather large, it is noted the existing dormer has a flat roof and width of 9 metres and the proposed dormers would be smaller in scale than this. The dormers would be set up from the eaves and down from the ridge and are not judged to add considerable mass and bulk to the roof slope so as to justify a refusal on this basis. Proposed materials would match existing.
- 7.7 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

- 7.8 To the north east of the application site is no 20 Spring Vale. No 20 has a single storey extension to the rear. The proposed rear extension would not project beyond the rear elevation at no 20 and therefore is not considered to result in any harmful overshadowing or overbearing impact. The dormer proposed to the rear of the side roof slope would serve a bathroom and would be conditioned to be obscure glazed and fixed shut below 1.7m. The two bathroom rooflights also will be obscure glazed. The front set dormer would be located further forward and would not offer any harmful views to private amenity spaces.
- 7.9 To the south west of the application site is no 16 Spring Vale .The properties are set apart by approximately 9 metres and this set off distance is judged to mitigate against any overlooking as views out be less direct . Although the dormer window would be set at higher level (approximately 0.5 metres cil height higher), there was an existing dormer window here before and with the garage also screening views, this is deemed to be acceptable. The single storey rear extension would not result in harm to amenity. The proposed juliet balcony would allow for views straight down the garden of the application site as there would be no step out. A condition will be applied restricting any use of the flat roof as a balcony.
7. 10 To the rear (south east) of the application site are the rear gardens of nos 63-65 Hazleton Way. There would be approximately 50 metres separation distance back to back between no 18 and the rear elevations of these properties which exceeds the minimum separation distance of 20 metres - for this reason the juliet balcony is not judged to result in harmful overlooking.
- 7.11 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.12 There are 3 existing bedrooms at this property and this proposal would result in an additional bedroom, creating a total of 4 bedrooms at the property. There is judged to be substantial parking on site to allow for the 3 parking spaces required on site.

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/21/00709

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:

P11 Revised location plan
P10 Revised block plan
P1 Amended proposed ground floor
P2 Amended proposed first floor
P3 Amended proposed and existing north and south elevations
P4 Amended proposed and existing east and west elevations

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval 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.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the dormer window serving the ensuite in the first floor on the side elevation facing north east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.

- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom rooflight windows in the first floor on the side elevation facing north east 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.