
Site Address: 1 Gladys Avenue, Cowplain, Waterloooville, PO8 8HT
Proposal: Single storey rear extension and first floor loft conversion including alterations to roof to form gable ends and side dormer.
Application No: APP/16/00499 Expiry Date: 07/07/2016
Applicant: Mr S Smith
Agent: Mr B Butcher Case Officer: Emma Chisnall
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Gladys Avenue is a detached bungalow situated on level ground at the south end of Gladys Avenue. The dwelling is constructed of red brick walls with a concrete tiled hipped roof and is surrounded around each elevation by amenity space. The side (east) elevation of No 1 is viewable from the streetscene and has a moderate amount of amenity space to the front which is lawn. The boundary around the front curtilage is open metal fencing which is supported by concrete posts approximately 1m high. The front (north) elevation of No 1 faces No 3 Gladys Avenue and has a hard-surfaced driveway between it and the shared boundary which has the provision for parking approx 3 cars with a garage on site offering further parking. The shared boundary with No 3 is made up of 1.5m high hedging which is the same along the south boundary. To the west the amenity space is a large area of lawn with a boundary of fencing 1.8m high.

2 Planning History

None

3 Proposal

Single storey rear extension and first floor loft conversion including alterations to roof to form gable ends and side dormer.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Design Guide SPD 2011

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

5 Statutory and Non Statutory Consultations

None

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary:

1) Concern that windows facing north will over-look neighbouring property, that the proposed rooflight will over-look driveway and bathroom and the window to the rear bedroom will cause overlooking.

2) Concern over south facing windows causing over-looking as well as west facing windows. Request that rooflights are non-opening and obscure glazed.

Officer Comment: Plans have been amended that show obscure glazing will be used for the proposed bathroom in full and the proposed bedroom window below 1.7m in the dormer along the north elevation. Along the south elevation the plans have been amended to show a single rooflight over the landing which is to be obscure glazed and non-opening. It is considered the other windows would not cause over-looking however this will be discussed in section 7 'Planning Considerations'.

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character of the area

Gladys Avenue contains a mix of housing which differ in size, style and position so there does not seem to be dominant uniformity when it comes to design. Although it is noted that other bungalows do not have gable end roofs it is considered that due to the in-consistency of set design along Gladys Avenue and the other examples on detached larger housing further north that on balance, No 1 would not look out of place with this change.

No 1 is located at the end of the road in close proximity to other similar bungalows however the houses are staggered in a forward position as you travel north meaning No 1 is set back in its plot and does not have a dominant view from the streetscene. This would help give the proposed works a softer appearance and it is considered they would not look or appear dominant from the streetscene.

The proposed rear extension would be hidden from the public domain and is therefore considered to not impact the character of the area significantly.

Efforts have been made to soften the appearance of the proposed works and to keep them subservient to the original dwelling so they look in keeping. The front gable will not be set higher than the existing ridge line and the dormer will be positioned within the roof space towards the rear of the dwelling and has been designed to not appear over-bulky or obtrusive in size (it accords with normal 'permitted development' criteria in terms of size). By using matching materials will help the proposed works look in keeping with No 1 and due to these reasons it is considered the proposed works would not look out of place nor detract significant character from No 1 nor the area. The development can therefore be considered acceptable.

(iii) Impact upon residential amenity

It is considered that No 1 Gladys Avenue has the amenity space available to accommodate the proposed works to the roof shape, windows, rooflights, dormer and rear extension.

The dwellings along Longwood Avenue are considered to be an adequate distance away from No 1 to ensure any impact caused to them by the proposed works is limited and acceptable in terms of additional building bulk and outlook.

Concerns have been raised by No 3 Gladys Avenue that the proposed dormer and rooflights would cause over-looking into private amenity space. Following a site visit to No 1 it was agreed that the dormer windows proposed would have the potential to impact No 3 so designs have been amended to protect amenity levels. The bathroom window is proposed to be obscure glazed in full with a small opening fan light higher than 1.7m above finished floor level so as not to be looked out of, and obscure glazing and fixed shut windows are proposed for all parts of the bedroom window which is lower than 1.7m above ffl. It is considered that this amendment addresses the concerns of over-looking and should ensure No 3 maintains its privacy levels and is not over-looked by the proposed works.

Rooflights are proposed along the north and south roof elevations. The rooflight to the north elevation is not considered to lead to over-looking to the neighbouring dwelling due to the angle it will be positioned in the roof and that it will be a window over a stairwell which is considered to be a non-primary room which should not have regular or constant human activity. The rooflight to the south is proposed to be fixed shut and obscure glazed, in response to representations received from occupiers of Longwood Avenue properties adjacent, and due to its position on an angle and the space between it and the closest neighbouring dwelling, it is considered this element should not lead to any over-looking.

The proposed windows to the west (rear) of the dwelling are not considered to cause significant harm as they will be west facing, primarily over-looking the private amenity space of No 1 and offering only oblique views of adjoining properties in a manner

typical of a residential area. It is also considered that there is adequate distance between the proposed window and nearest neighbour directly to the west which should ensure privacy levels are maintained. The rear extension will be single storey and be set away from the boundary which will also provide adequate screening. The extension is considered to appear small in size and should therefore not appear bulky nor obtrusive. Therefore the proposed development can be considered to be acceptable.

8 **Conclusion**

No 1 Gladys Avenue has adequate amenity space for the loft conversion, rooflights, proposed dormer and rear extension. The space available should ensure that there is a limited and acceptable impact on the residential amenity of the neighbouring dwellings and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and Borough Design Guide and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00499 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, prior to first occupation of the extension hereby permitted the bedroom windows in the first floor on the north elevation 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 shall be 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, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the north elevation shall be fitted with:
- (a) non-opening lights to a height of no less than 1.7m above finished floor level; and
 - (b) textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent).
- The bathroom window shall be 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
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, prior to first occupation of the extension hereby permitted the landing rooflight in the first floor on the south elevation shall be fitted with non-opening light(s) and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall be 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 The development hereby permitted shall be carried out in accordance with the following approved plans and retained as such thereafter:
- Proposed Ground Floor Plan, Location and Block Plan: Sheet 1a of 3 received 11.07.2016.
- Proposed First Floor Plan and Elevations: Sheet 2b of 3 received 11.07.2016.
- Reason:** - To ensure provision of a satisfactory development.