
Site Address:	6 Furze Way, Waterloooville, PO8 9DL		
Proposal:	Single storey side extension. Loft extension and conversion with dormers.		
Application No:	APP/21/01353	Expiry Date:	24/01/2022
Applicant:	Mr & Mrs Holden		
Agent:	Mr Le Voi	Case Officer:	Julie Terzoudis
	L.M.D. Designs Ltd		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The subject site relates to a detached bungalow located at 6 Furze Way in Waterloooville. The dwelling incorporates a 6.5m setback from the public highway with a carport set forward of a single garage on the south-eastern side elevation, served by a black tarmacadam driveway.
- 1.2 The immediate locality consists primarily of detached single-storey dwellings of various designs and styles, set within relatively modest gardens. Several bungalows in the surrounding area have undergone alterations. All the dwellings along Furze Way itself provide for off-street parking. Furze Way is a short road, but is wide and open with low walls and bordered by green verge strips.

2 Planning History

No planning history exists for this site.

3 Proposal

- 3.1 The application seeks planning permission for the demolition of the existing conservatory and single storey side extension on the north western elevation, and for the construction of a roof extension to facilitate a first-floor loft conversion, along with a single storey side (north-western) extension and a front porch.
- 3.2 Alterations would be made to remove the existing hipped roof and introduce a gable roof form to present to the street. The roof extension would maintain the height of the existing roof at 5.6m and include two front pitched gabled dormers and a single flat roofed dormer to the rear. The roof conversions would provide an upper-level floor area of approximately 60m² to deliver space for two bedrooms, a separate bathroom, hallway, and storage.
- 3.3 Two rooflights are proposed on the front roof slope, with two smaller rooflights proposed for the single storey side extension. No windows are proposed on the side elevations of the dwelling. Internal reconfiguration would also take place on the ground floor.
- 3.4 All works are to be constructed with brickwork and cream render to match the existing, with grey weatherboarding to the side gables and dormer walls. The works would be set under a grey flat tiled roof, which would include replacing the existing brown concrete tiles on the roof. The dwelling is a three bedroomed dwelling and would remain as such after completion.

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 A Briggs - Cowplain
No comments received.

Councillor D Keast - Cowplain
No comments received.

Councillor Narinder Bains - Cowplain
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: 7

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
- (v) CIL requirements

(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 to a gabled style roof form, with the lean-to carport and single detached garage on the south-eastern elevation retained. A front gable would also be introduced centrally on the front elevation.
- 7.4 The existing character of Furze Way comprises wholly of bungalows setback from the highway with open front gardens and hardstanding, and green verge strips alongside the public footpath. None of the neighbouring bungalows appear to have undergone any major alterations to their respective front elevations. It is accepted that the proposed works are of a considerable scale and mass that would significantly alter the character of the currently compact subject dwelling.
- 7.5 Notwithstanding, the front roof slope comprises two single pitched roof dormers which would reduce the overall bulk and scale of the roof extension, with positive linking to the proposed front gable design. The rear dormer would be considerably more dominant than development proposed for the front roof slope, however, it would not be visible from the public domain.
- 7.6 Although seemingly limited development has been undertaken on dwellings within Furze Way, several properties in the surrounding streets have undergone chalet style conversions. Furze Way also connects to Hazleton Way and Elderberry Way, which transition to two-storey dwellings. There is an expectation that modernisation of older dwellings would take place, and the scale and position of the proposed works would retain the bulk of development within the existing footprint. In conjunction with the separation gaps 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 the character of the neighbouring dwellings. On balance, it is considered that the altered character of the dwelling would not appear incongruous within the streetscene.
- 7.7 The host dwelling is to be rendered to match the proposed extensions, and the existing roof would be replaced with grey flat tiles, supporting the integration of the development into the main dwelling. 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.
- 7.8 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

- 7.9 Although the proposed north-western gable would bring built form closer to the dwelling at No. 8 Furze Way, the existing ridge height of 5.6m would be maintained. Any overshadowing introduced from the roof extension would predominantly be over the neighbouring driveway and a detached garage building, with the amenity space serving the neighbouring dwelling set away to the north. The same scenario exists for the dwelling to the south-east of the proposed development. Any overshadowing introduced from the south-eastern gable would fall across the associated driveway and detached

garage of No. 4 Furze way.

- 7.10 The orientation of the row of dwellings, separation gaps and the location of the proposed development chiefly on the existing footprint, ensures no overbearing impacts would be experienced by the neighbouring occupiers. No windows are proposed on the side elevations of the dwelling and therefore no overlooking impacts would be introduced directly into the neighbouring dwellings.
- 7.11. It is fully acknowledged that there would be a level of overlooking which is not currently characteristic of the immediate locality from the proposed rear dormer windows. However, the site does not fall within a designated area and is not protected by any specific planning policy preventing upper-level alterations and the subsequent windows necessary for natural light.
- 7.12 Planning policy aims to minimise views where possible, but not to eradicate them altogether. Many bungalows are extended within the roof, and it is common to transition an area of single-storey dwellings over time. The rear window would provide direct views across the subject garden, and the views available to the neighbouring gardens would be angled and oblique. The level of harm from the overlooking introduced from a bedroom window, which is predominantly utilised at night, is not considered to be harmful enough to significantly impact the privacy levels of the neighbouring occupiers.
- 7.13 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 safety and parking

- 7.14 The existing dwelling is a three-bedroomed property and would remain as such post development. The site affords two external car parking spaces on the existing driveway, and two covered spaces under the carport and within the single garage. Havant's Car Parking SPD 2016 stipulates a minimum requirement for two on-site parking spaces for a dwelling with 3 bedrooms which is already achieved and to be retained. No parking or highways concerns are raised.

(v) CIL requirements

- 7.15 The area of the proposed development does not exceed the threshold which would trigger CIL liability, with a net gain of gross internal floor area of only 60 sq.m.

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/21/01353, 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 Plan

Existing and Proposed Block Plans Drw. No. 221908-101

Existing Floor and Roof Plans Drw. No. 221908-102

Existing Elevations Drw. No. 221908-103

Proposed Floor and Loft Plans Drw. No. 221908-104

Proposed Roof Plan Drw. No. 221908-105

Proposed Elevations Drw. No. 221908-106

All received 17 Dec 2021

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.