
Site Address:	28 Edgefield Grove, Waterlooville, PO7 8NX		
Proposal:	Loft conversion with rear dormer.		
Application No:	APP/21/01036	Expiry Date:	16/11/2021
Applicant:	Miss Lowe		
Agent:		Case Officer:	Julie Terzoudis
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a two-storey, semi-detached dwelling located at 28 Edgefield Grove, within Waterlooville. The dwelling is located toward the end of a cul-de-sac, with two allocated car parking spaces on a shared hardstanding area set forward of a small open front garden.
- 1.2 The rear of the site is served by a small rear garden which backs on to a heavily treed bank, running along the western side of the A3 dual carriageway.

2 Planning History

- 2.1 No recent planning history exists for the site.
- 2.2 Permitted development rights were removed for this site through the original planning approval for the dwelling 22253_36. Therefore, planning permission is required for the proposed development.

3 Proposal

The application seeks planning permission for the construction of a rear flat roofed dormer to facilitate a loft conversion.

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 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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.

Developer Services, Southern Water

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.

Officer Comment: The proposal does not involve any ground works.

Southern Gas Network

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: 1

Comment	Officer Comment
Boundary shown does not reflect the true size of the garden.	Certificate B served and revised site plan received.
The documentation also has an error with the details at the front of the property. It includes the shared access rights as being owned by number 28, however as with numbers 24, 26 and 30, the boundary runs in front of the properties only, therefore the actual size of the plot is smaller.	Site plan needs to show access up to the public highway.
For the work to be carried out, would access to neighbouring properties (numbers 24, 26, 28, 30 and 32) still be accessible, including clear access to the rear of the properties for numbers 24, 26 and 28.	Civil matter and not a planning consideration.

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 safety 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 dormer would be located to the rear of the host dwelling and would not be visible from the public highway. Tall trees and a main trunk road are set to the rear of the site, obscuring any public views.
- 7.4 The dormer is proposed to run across the rear roof plane and connect with a replicate roof dormer also proposed for the neighbouring property at No. 30 Edgefield Grove (assessed under a separate application APP/21/967). The proposed rear dormer has undergone revisions from its first iteration, with a greater setback provided from the eaves of the main roof to reduce the overall roof bulk. The materials proposed for the dormer would match the brick on the existing dwelling. No visual amenity concerns are raised.
- 7.5 The design and appearance of the proposed dormer 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
- 7.6 The proposed development is of a minor scale and would not introduce any impacts to the existing level of residential amenity enjoyed by the neighbouring occupiers. Nor would any overbearing or overshadowing impacts result.
- 7.7 The letter of objection received related to inaccuracies with the submitted supporting documentation, which has since been resolved.
- 7.8 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).
- (iv) Highways safety and parking
- 7.9 The existing dwelling is a three-bedroomed property which has a requirement for a minimum of two parking spaces within Havant's Car Parking SPD 2016. The proposal development would result in a four bedroomed dwelling which increases the provision to a minimum of three onsite parking spaces in accordance with the Car Parking SPD.
- 7.12 The application proposes to retain the two allocated parking spaces set forward of the dwelling, however it is accepted that there would be a shortfall of one parking space required under the SPD.

7.14 Nonetheless, the National Planning Policy Framework (NPPF) 2021, Paragraph 111. states that *'development should only be prevented or refused on transport grounds where the residual cumulative impacts on the road network would be severe'*.

7.15 Very limited parking is available within Edgefield Grove, although additional parking is also available in the surrounding streets. Notwithstanding this, the parking shortfall for the site cannot be concluded to result in a 'severe highways impact' and therefore no concerns would be raised with the resulting shortfall.

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/21/01036, 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 - received 4 October 2021

Site Layout Plan Drw. No. 5680/500 REV B - received 02 December 2021

Existing Ground and First Floor Drw. No. 5680/1 - received 30 September 2021

Proposed Ground and First Floor Drw. No. 5680/2 - received 30 September 2021

Proposed Second Floor Plan and Section Drw. No. 5680/3 REV B - received 02 December 2021

Existing and Proposed Elevations Drw. No. 5680/4 REV B - received 02 December 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.