
Site Address:	48 Maralyn Avenue, Waterlooville, PO7 7LL		
Proposal:	Loft conversion. (Revised application)		
Application No:	APP/16/00829	Expiry Date:	28/10/2016
Applicant:	Mr Didwell		
Agent:		Case Officer:	Rachael McMurray
Ward:	Stakes		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a detached garage to the rear via a shared driveway. It has a brown tiled pitched and hipped roof and elevations of cream painted render. The site is level with open vehicular access and an area of tarmac and grass, open to northern boundary a 1 metre high wall to part of the front (western) boundary and a dwarf wall to the southern boundary. There is a slight east west incline to the road. The rear garden is mainly laid to lawn with a patio area, shrubs and a shed, with a 1.8 metre high fence to the northern and eastern boundaries and a 2 metre high hedge to the western boundary.
- 1.2 Detached bungalows of a similar design are to the east, west and opposite and the side aspect of a rear garden of a property in Elmwood Avenue is to the rear. The area is of medium density with two storey semi-detached properties and detached bungalows of a similar and different age, style and design.

2 Planning History

APP/16/00423 - Loft conversion, permitted 10/06/2016.

3 Proposal

- 3.1 The proposal is for a loft conversion to include dormers to side and substitute the side window serving the en-suite bathroom on the south east elevation with two smaller windows. (Revised application)

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

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

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment on this application. I would suggest the Planning Authority ask for three parking spaces.

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

(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 proposal is a revision to the scheme granted under APP/16/00423 to change the finish of the dormer from tiles to cream cladding and substitute one window on the south east elevation with two smaller windows. The scheme would be visible from the public realm, although the property is 6 metres from the highway and the new dormers would be situated approximately 10 metres away. The dormers are situated away from the front and rear roof slopes of the property, below the ridge height and the windows are of a modest size, set in from the edges of the dormer. The development is to provide accommodation within the existing loft space and the proposal, together with the existing extension would result in a reasonable addition to the original volume of the property. It is noted a similar scheme has been carried out at number 52 Maralyn Avenue.

7.4 The number of bedrooms will increase from three to six, hence there would be a requirement for three on site parking spaces. However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance.

7.5 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

- 7.6 There is a distance of approximately 3 metres between number 48 and the neighbouring properties at numbers 46 and 50 and neither adjacent property has side dormers or rooflights. The dormer to the north west is 2 metres in length and the dormer to the south east is 6.5 metres long. Whilst there could be the perception of a degree of overlooking into the neighbouring rear garden at number 46 from the dormer to the south east, it is considered due to the location and size of the windows any resulting level of overlooking would not be unacceptable. The two windows serving the en-suite bathroom are shown to be obscure glazed. It is noted a rear dormer could be constructed within the realms of permitted development. The window in the proposed dormer on the north west elevation is considered to be situated far enough away to limit any additional overlooking.
- 7.7 The properties to the rear and opposite the site are deemed to be a sufficient distance away for any impact to be negligible.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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.

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/16/00829 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 external materials used shall match, in type, colour and texture, those of the existing building so far as practicable, together with cream coloured cement board cladding.
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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Proposed block and parking plan
Drg No. scd/1095/2016-1 Iss A Existing elevations plan
Drg No. scd/1095/2016-2 Iss D Proposed elevations plan
Drg No. scd/1095/2016-3 Iss C Existing ground floor and proposed loft

layout plan

Reason: - To ensure provision of a satisfactory development.