
Site Address:	63 Linda Grove, Waterlooville, PO8 8UY		
Proposal:	Loft conversion incorporating roof alterations and dormers to front and rear.		
Application No:	APP/15/00741	Expiry Date:	28/08/2015
Applicant:	Mr & Mrs Croxford	Team:	Team 2
Agent:	Mr Jenkins	Case Officer:	Emma Chisnall
	Jenkins Architecture Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

63 Linda Grove is a semi-detached bungalow in Waterlooville and has been built using red brick for the walls with a tiled roof. The property is small in size but has some open space at the front which is a mixture of hardstanding for parking and grass and the rear of the property which is a mixture of grass and hardstanding. Linda Grove is a residential area and the neighbouring properties are similar in style and design and there is parking available on the road. The neighbour at No 62 has completed a similar loft conversion and has built a front dormer to their property. Should No 63 proceed with the development, the loft conversion and front dormer would bring the house into matching with it's joined neighbour. Along the road there are multiple front dormers and from the rear, a few back dormers are viable from the garden.

The front dormer should not create any significant overshadowing, overlooking or shadowing to the neighbours and there is a good amount of space between No 63 and No 64 so as not to be affected negatively. The rear dormer, although large, should not create shading, overlooking or shadowing to the neighbours and would be set down from the existing roof height. The properties to the rear of No 64 in Durley Avenue are set sufficiently away to not be significantly affected by the rear dormer.

63 Linda Grove are also proposing changes to windows at the back of the property and this will be permitted development and not something they need permission for. The property is surrounded by a 2m fence and as the windows are facing the rear of the garden and not the sides onto the neighbours this should not create any over-looking or loss of privacy.

2 Planning History

None

3 Proposal

Loft conversion incorporating roof alterations and dormers to front and rear

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

Havant Borough Council Design Guide December 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The Highway Authority have no adverse comment to this application.

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) 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. The development does consist of a lot of work to the house and visually dormers can impact the appearance of a property. However taking into consideration that No 62 have also completed a loft conversion and have built a front dormer to their property, it will look aesthetically pleasing to have No 63 complete the same and making the building matching.

(ii) Impact upon the character of the area

Within Linda Grove there are several properties with dormers at the front of the

dwelling which appear to be matching materials to the original dwelling and add space to the properties. The development No 63 are proposing would therefore not look out of place in a road with similar dormers and there would be no adverse affect on the character of the area.

(iii) Impact upon residential amenity

Although a significant addition, the dormers and loft conversion have an acceptable impact where neighbours amenities are considered. The distance between No 63 and the properties to the rear is approximately 25m which is adequate space to consider the back dormer acceptable as there will be no significant loss to the neighbours amenities. No 62 which is connected to No 63 would not be negatively impacted by the development as the loft conversion with front and back dormers will not impact on light, overshadowing or be overbearing. There is a separation distance of approx 3m between No 64 and No 63 which comprises of an access drive into the property of No 63. It is not considered that No 64 will be impacted by the development proposed at No 63 due to this distance .

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Economy and Planning be authorised to **GRANT PERMISSION** for application APP/15/00741

(A) Subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

Plans and Elevations as Proposed: Drawing No. 101

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

