
Site Address: 16A Hart Plain Avenue, Waterlooville, PO8 8RP
Proposal: Raise roof to provide first floor accommodation with side dormer.
Application No: APP/21/00390 Expiry Date: 24/05/2021
Applicant: Mr & Mrs Glasspole
Agent: Case Officer: Selina Donophy
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached , pitched roof bungalow located on the north east side of Hart Plain Avenue, Waterlooville. To the west of the site is a public access track. This dwellinghouse is of a traditional style with brickwork, render and cladding to the elevations. Towards the rear of the property is a detached garage and towards the front, parking space , with the site forming an open boundary to the public highway.

2 Planning History

APP/20/00723 - Change of use and enclosure of amenity land to form extension to residential garden of 16 Hart Plain Avenue., DEL,

3 Proposal

Raise roof to provide first floor accommodation with side dormer.

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No comment

Councillor E Shimbart - Hart Plain

No comment

Councillor P Bains - Hart Plain Ward

No comment

Developer Services, Southern Water

Please find the attached extract from Southern Water records showing the approximate position of a public sewers within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 300 mm gravity surface water sewer and 150 mm gravity foul sewer require a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewers without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewers.
- All existing infrastructure should be protected during the course of construction works. Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf
Furthermore, 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.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
For further advice, please contact Southern Water, Southern House, Yeoman Road,
Worthing,
West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I object to the rear Velux which overlooks our rear patio area - agreed that this will be a fixed obscure glazed panel.	The rear velux window has now been fixed shut and obscured .

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) 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 This proposal comprises the raising of the ridge - this would be raised by approximately 1.5 metres . The proposal also includes the addition of velux windows to the eastern roof slope and a dormer to the western roof slope which would have a sloped, monopitch roof and dimensions of approximately 10 metres width, 1.5 metres height and 1.5 metres depth . This would allow for 2 bedrooms and a bathroom at first floor level. The proposed materials would comprise brickwork and render to the elevations to match existing and weatherboard cladding to the dormer in grey.
- 7.4 The proposed dormer, although fairly large in terms of width, is judged to appear generally modest in appearance due to the sloping nature of the roof . The raising of the ridge would be a significant increase in height, however is not judged to appear out of keeping with the streetscene as Hart Plain Avenue hosts a variety of differing property styles, with variation also in roof height and design. This also applies to the proposed dormer as there are many dormers sited to the front and side roof slopes along the road, with one very similar design on the opposite side of Hart Plain Avenue.
- 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 To the east of the site is no 16 Hart Plain Avenue. This is a detached bungalow of similar traditional design. Whilst the ridge height would add some bulk to the property on this side, the eaves level would remain the same and the roof would slope away from this side. There would be two velux rooflight windows proposed to this side of the roof, the rear velux would be fixed shut and obscured following case officer concerns of overlooking towards the private amenity space at no 16. The front velux rooflight would have views over the roof of no 16 and is not deemed to result in any harmful overlooking.
- 7.7 To the west of the application site is no 20 Hart Plain Avenue. There is approximately 20 metres separation distance between these two properties, with the public access path sited between them. The dormer would have 3 windows , two serving bedrooms and one a bathroom. Whilst evidently the windows would offer increased views back towards the west, there is a reasonably sized detached garage located to the rear of no 20 which would screen the private amenity space from view. The separation distance is deemed acceptable to mitigate against any direct or harmful overlooking.
- 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).

(iv) Parking

- 7.9 Bedroom number would remain the same and therefore no further parking allocation on site would be necessary.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the locality and 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/21/00390 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:

Materials document uploaded on the 01.06.2021
Proposed first floor plan uploaded on the 23.04.2021
Proposed ground floor plan uploaded on the 23.04.2021
REV A Location plan uploaded on the 25.05.2021
REV A Proposed elevations uploaded on the 25.05.2021
REV A Site plan uploaded on the 25.05.2021

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the bathroom window in the first floor on the side elevation dormer facing north west 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 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 2015, prior to first occupation of the extension hereby permitted the rear velux window in the first floor on the side elevation facing south east shall be non-opening with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and 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 The external materials used shall be as indicated on the submitted form and email uploaded 1 June 2021 or 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.