
Site Address:	5A Wallis Road, Waterloo, PO7 7RX		
Proposal:	Raise eaves and ridge, alteration of loft to create new first floor, installation of front and rear dormers.		
Application No:	APP/16/00393	Expiry Date:	10/06/2016
Applicant:	Mr D Faulkner		
Agent:	Mr M Singleton	Case Officer:	Tina Pickup
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a low profile detached bungalow located on the south side of Wallis Road, set well back within its plot. Wallis Road is a residential road of mixed character with 1930's large two storey semi's to the west and opposite the site. To the east the cul-de-sac of Wallis Gardens consists of chalet style dwellings which are sited at 90 degrees to the site such that their rear gardens abut the side boundary of the application site.

To the front of the dwelling is a large TPO'd Oak tree and on the eastern boundary is a TPO'd Horse Chestnut tree that overhangs both the bungalow and shared boundary. The bungalow has a half width conservatory to the rear. Side boundaries are 1.8m close boarded fencing. Number 5 to the west has a full width single storey conservatory style extension with decking area for sitting out. Its side elevation has two first floor obscure glass windows and at ground floor a kitchen side door and 2 windows.

2 Planning History

14223 - Erection of 1 dwelling on land adj No 5 - PP 15/1/62

30702/ - Outline for 1 detached residence - PP 11/11/82 - conditioned to single storey only

30702/1 - Chalet bungalow and detached garage - Refused 29/9/83 as overdevelopment/loss of privacy/effect on tree

30702/2 - Reserved matters application for 2 bed detached bungalow - PP 13/12/84

00/52590/009 - Crown raise over highway, reduce by 15 - 20% and lift crown over neighbours garage of a Horse Chestnut (T1). Crown reduce by 20%, thin by 15% and lift crown over neighbours garage of an Oak tree (T2). Crown reduce by 15 - 20%, crown raise up to 3m and lift from property to give a 2m clearance of a Horse Chestnut (T3). All three trees are subject to TPO 1529., PERM,01/09/2000

95/52590/007 - Flat roof front extension between bungalow and detached garage., PERM,09/03/1995

91/52590/004 - Single storey rear extension, REF 21/08/1991 due to potential loss of TPO tree; Appeal Dismissed 5/3/92

04/52590/010 - Crown reduce by 25% and shorten limb over highway of a Horse chestnut (T1), crown reduce by 20%, thin by 15% and shorten limb over driveway of No. 5 Wallis Road, an Oak (T2) and crown reduce by 25% and thin by 20% a Horse chestnut (T3) in rear garden. All trees covered by TPO 1529., PERM,15/09/2004

09/52590/011 - Crown reduce by 2m and balance crown of a Horse Chestnut (T1),

crown lift to 3m a Horse Chestnut (T3) and 30% crown reduce and 10% crown thin an Oak (T2) all subject to TPO 1529., PERM,28/08/2009
 APP/11/01269 - Fell 1No. Oak tree (T2) subject to TPO 1529., REF,03/11/2011
 APP/12/00231 - Reduce height of 1No. Horse Chestnut tree (T1) by 1.5m and balance crown; reduce height of 1No. Horse Chestnut tree (T3) to 14m and balance crown (to previous pruning points). Both trees subject to TPO 1529. , PERM,18/04/2012
 APP/12/00489 - Reduce height of 1No. Oak (T2) to 14m and reshape crown to previous pruning points, subject to TPO 1529. , PERM,28/06/2012
 APP/12/00606 - Crown reduce 1No. Oak (T2) by 2-3m all round, subject to TPO 1529., WD,18/10/2012
 APP/12/00963 - Potential for root severance of 1No. English Oak (T2) subject to TPO 1529., PERM,07/11/2012
 APP/13/00357 - Construction of sectional garage to front elevation and retention of concrete hardstand., PERM,25/06/2013
 APP/13/00681 - Discharge of Condition No. 2 of Planning Permission APP/13/00357., PERM,19/07/2013
 APP/15/01095 - Crown reduction to previous pruning points of 1No. Oak (T2) by 2m, subject to TPO 1529., PERM,19/11/2015
 APP/15/01297 - Single storey rear extension to enlarge principle bedroom - NPW
 APP/16/00578 - Crown reduce western side of 1No. Horse Chestnut (T3) by 2m, subject to TPO 1529., WD,16/06/2016

3 Proposal

The proposal has been amended during the course of determination and now proposes raising the eaves of the property by 650mm, increasing the roof pitch to 40 degrees which results in an increase in ridge height of 1.6m. Two pitched roof dormers are proposed, one in each of the front and rear elevation, together with 2 rooflights in the rear roof slope and one in the side (east) roofslope.

During the course of determining the application additional supporting information was submitted in relation to the TPO'd Horse Chestnut tree - a Tree Survey, Schedule of Tree Works and Arboricultural Impact Assessment drawing.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

Borough Design Guide SPD 2011

5 **Statutory and Non Statutory Consultations**

Arboriculturalist - originally objected to proposal without any tree information; gave the opportunity to submit appropriate Arboricultural Information. Upon receipt of this info raises No objection - Works specified will need to be undertaken by a TPO tree work application before work begins on site
Engineering/Drainage - no observations

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: **6 in total** - 3 to the original plans and 3 to the revised

Summary: Original Submission: invasion of privacy, since set back further from front dormer will be able to look into side windows; rear dormer and french doors enable overlooking; will foundations accommodate extra weight?; in 1983 two storey house refused with single storey only allowed due to trees; 2 storey would be overbearing, affect visual impact, privacy and light; previous single storey extension refused and only conservatory allowed; in last year a 'garage' been erected in garden; Juliet balcony would invade privacy; overdevelopment; cause overshadowing; if tree crown lifted will need to be both sides and will threaten long term health of tree as continually crown lifted; velux should be obscure glazed; if permission granted hours of work should be restricted

Amended Plans: Continue to object to loss of privacy; visual impact very large; wood burner flue will have to be raised and omitted from plan; bathroom velux still not shown as obscure glass; extra 500mm negative visual impact on area; increased pressure to crown reduce the tree; extra 2 velux windows in rear elevation will add to overlooking.

Comment: Most of these issues are covered below. With respect to the hours of working, any noise nuisance caused is covered by separate legislation under Environmental Health. The query relating to adequacy of foundations is not a planning matter but something that will need to be explored at Building Regulations stage. The detached 'garage/store' erected in the rear garden has been done so under permitted development, Class E.

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 streetscene
- (iii) Impact upon residential amenity

(iv) Impact on TPO'd tree

(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. Therefore there is no automatic objection to the raising of the ridge to become a chalet style dwelling just because this has been refused in the past. Each application has to be considered on its merits and assessed against current policy.

(ii) Impact upon the streetscene

The streetscene of Wallis Road is predominantly two storey and Wallis Gardens is mixed with both two storey dwellings and chalet style properties. Therefore the existing low bungalow is actually at variance with the street scene. Because it is set back further than the adjacent dwellings, by about 18m from the highway and behind a mature hedge, then in fact it is not visually prominent in the street scene. The proposed increase in ridge height and inclusion of a front dormer would therefore not be detrimental to the visual appearance of the streetscene.

(iii) Impact upon residential amenity

As originally submitted the proposal involved raising the eaves by 1.4m, ridge by 1.85m and included a front and rear dormer with the rear one having a Juliet balcony. The design was considered incongruous and the potential overlooking, particularly from the rear Juliet balcony, likely to cause material harm to residential amenity. The applicant chose to address these issues and amended plans were submitted which reduced the increase to eaves to 650mm, made the roof pitch steeper with a resultant increase in ridge of 1.6m. The dormers were reduced in size to fit within the new roofslope and comply with the guidelines contained within the Borough Design Guide SPD - and the Juliet balcony omitted for a standard window.

These plans are considered to overcome the previous concerns and would not result in a material harm to neighbouring amenity. The front dormer, whilst set back behind the side elevation of No 5, serves a landing area and is proposed to be fitted with obscure glass - this would reduce the potential for any overlooking and protect the amenity of the occupiers at No 5. The side velux serves a bathroom and is likely to be obscure glass - it is shown as being set 1.5m above the internal floor level which is not sufficient to meet the permitted development criteria set out in Class B - hence it is considered appropriate to condition this window to be obscure glazed. With respect to the rear elevation the dormer and two velux windows proposed would not materially increase the degree of overlooking and cross garden vision that is already possible in this established residential area characterised by 2 storey dwellings and other chalets. Accordingly the amended plans are considered to have no detrimental affect on neighbouring privacy.

The amended design is now considered more in keeping with the host dwelling with a better proportioned eaves increase. The east elevation sits quite close to the side boundary with the rear garden of No 11 Wallis Gardens and the increase of just 650mm to this elevation is not considered to be overly dominant or detrimental to outlook. The additional height is largely achieved with a fully hipped roof so the potential additional overshadowing is kept to a minimum - the orientation is such that it is only early morning and late evening that any increased shadow would fall across 5 Wallis Road and 11 Wallis Gardens respectively.

In terms of amenity it is considered that the amended plans comply with policy CS16.

(iv) Impact on TPO'd tree

The Horse Chestnut tree is protected by TPO No 1529 made on August 1993. The increase in the eaves, ridge and introduction of a dormer would add to the bulk of roof beneath the canopy of this tree and bring the development closer to the canopy. As a TPO'd tree the impact of the proposal on the health and longevity of the tree needs appropriate consideration. Without any supporting information the Arborist originally objected to the proposal. The applicant therefore sought professional advice and submitted the necessary Arboricultural Impact Assessment.

The tree survey noted the tree to be ivy covered to half height; the main structural limbs emanating from 4m all of which grow almost vertically; canopy previously pollarded with last prune approx 10 years ago; of moderate value with long term potential. A plan was prepared showing the extent of the roof additions in relation to the tree and demonstrated that a crown lift of secondary and tertiary branches only on the N / N/W canopy within the site would provide a 2m clearance from the proposed roof. On this basis it has been demonstrated that the tree would not be impacted by the proposed development and provided the works are carried out in accordance with the methodology statement then there is no objection to the proposal. It is acknowledged that ongoing pruning will be required to maintain the 2m clearance.

As a TPO'd tree the recommended crown lift to the tree will be need to be subject to a separate Tree Works application.

8 Conclusion

It is considered that the amended plans and additional Arboricultural information have overcome the original objections to the scheme to make the proposal acceptable and compliant with policy CS16 and DM8. With appropriate conditions and noting that a separate Tree works application will be required, then the proposal is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00393

(A)

(B) 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 Compulsary Purchase Act 2004.

- 2 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.

- 3 The hereby approved velux window in the east elevation and dormer window in the front (north) elevation of the hereby approved development shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 2012.

- 4 No development shall take place on site until the facilitation tree works as outlined within the submitted Arboricultural report by Arbtech dated 29 June 2016 and Drawing No Arbtech AIA 01, have been made as a separate Tree Works application and approved by the Local Planning Authority. The approved tree works shall then be implemented in full prior to the commencement of development on site.

Reason: To safeguard the health and well being of the TPO'd tree having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 Location Plan

Existing & Site Plan Job No. 01/16 - 01

Proposed Roof and First Floor Extension Job No. 01/16 - 02 Rev A

Reason: - To ensure provision of a satisfactory development.