
Site Address:	4 Fairmead Walk, Waterloooville, PO8 9AL		
Proposal:	Loft conversion incorporating rear hip to gable roof alteration and conversion of rear conservatory to extension.		
Application No:	APP/15/00994	Expiry Date:	04/11/2015
Applicant:	Mr & Mrs Vincent	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Fairmead Walk which is in a residential area of Waterloooville. The street scene is characterised by mainly detached bungalows and there is a drop in levels as the road extends south westwards. No. 4 is a detached bungalow. There is an area to the front of the dwelling which provides on site parking and is enclosed by a low brick wall. There is a detached garage to the side / rear of the dwelling and a conservatory attached to the rear elevation. The rear garden is enclosed by a 1.8m high fence.

2 Planning History

03/69463/000

Rear conservatory - Approved.

3 Proposal

Loft conversion incorporating rear hip to gable roof alteration and conversion of rear conservatory to extension.

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways:
No objections

Southern Water:
Summary -
Please attach the relevant informative to any consent.
(See website for the details of the full response)

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 the design and effect upon the streetscene
- (iii) Effect on the neighbouring properties

(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.

(ii) Appropriateness of the design and effect upon the streetscene

The proposal would include the build up of the rear section of hipped roof to a gable end, including a slight raise to the ridge by 250mm. It would also include a new pitched roof on the rear conservatory and a change of the glazing to brick to make a more solid extension. Overall the design does not detract from the character of the main house, or have any adverse impact on the visual amenity of the immediate locality. Matching materials are proposed.

(iii) Effect on the neighbouring properties

The extension at first floor level would not impede past the existing rear building line. As such, the view of the extension from neighbouring properties would be limited and unlikely to result in any adverse impacts.

8 **Conclusion**

The application is considered to be acceptable and is recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00994 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan OS Licence No. 100041040
Site layout plan - DNA: 4281/500
Existing GF plan - DN: 4281/1
Existing elevations - DN: 4281/2
Proposed GF plan - DN: 4281/3 Rev A
Proposed FF plan - DN: 4281/4 Rev B
Proposed elevations - DN: 4281/2 Rev C
Reason: - To ensure provision of a satisfactory development.