
Site Address:	28A Hambledon Road, Waterlooville, PO7 7UB		
Proposal:	Loft conversion with front and rear dormers and single storey front extension. (Revised Application)		
Application No:	APP/15/01210	Expiry Date:	18/12/2015
Applicant:	Mr & Mrs Dyer	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Daphney Haywood
	Martin Critchley, Architect		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a 2 storey attached dwelling situated at the southern end of Hambledon Road near the Retail Park. This part of Hambledon Road is primarily residential in character comprising dwellings of varying design and siting. The neighbouring property to the north at No 30 Hambledon Road comprises a chalet bungalow set forward of No 28A and with a number of obscure glazed dormer windows facing the front garden to the application property. To the rear of the site lies employment floorspace.

2 Planning History

APP/15/00266
Two storey side extension.

3 Proposal

Loft conversion with front and rear dormers and single storey front extension. (Revised Application)

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Borough Design Guide

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The Highway Authority had no adverse comment to this application. I would suggest that the Planning Authority condition the parking layout as shown on the submitted to insure that the parking is to HBC Parking Standards.

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: 0

Summary:

Comment:

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

(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) Impact upon the streetscene

The dormers whilst flat roofed have been set in from the edges of the roof, and whilst the proposed alterations to the roof comprising a gable end and dormers windows will be visible from the road, and will be noticeably different in form to the hipped roof at the other end of this terrace, due to the set back in the street the development would not be prominent. The proposal is not considered to result in visual detriment.

(iii) Impact upon residential amenity

The main impact relates to Nos 28 and 30 which has a conservatory near the boundary. Other than the extension to the garage, which has been approved under the earlier application, the works would not project beyond the existing footprint and

would be set off the boundary with No 30, as such the proposal is not considered to result in detriment from loss of light or outlook to that property. In respect to the attached dwelling at No28, the proposal would introduce additional windows with an oblique view of the garden, but this is a fairly common relationship and not considered to result in unacceptable detriment.

8 **Conclusion**

The proposal is not considered to adversely impact the street scene nor the neighbouring properties and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01210 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 1510-201
Survey plans 1510-102 Rev A
Existing elevations 1510-401 Rev B
Proposed plans 1510-311 Rev C
Proposed elevations 1510-411 Rev C

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.