
Site Address:	90 London Road, Purbrook, Waterlooville, PO7 5JU		
Proposal:	Conversion of loft space to form bedroom and bathroom.		
Application No:	APP/15/00564	Expiry Date:	15/07/2015
Applicant:	Mr & Mrs Price	Team:	Team 1
Agent:	Mr Ralph	Case Officer:	Stephen Andrews
	Martin Ralph Chartered		
	Surveyors		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a two storey semi-detached dwelling with plain tiled hip roof and brick and rendered walls. The dwelling has a large double bay window with gable top at the front, a large porch style entrance, single storey flat roof extension and pitched roof garage to the rear (linked to the main dwelling). There is off road parking to the front with vehicular access to the side of the dwelling leading to the garage at the rear. Access is directly from the main London Road (A3) at the front.

The area is predominantly residential in nature with various style, design and scale of property. However, due to the sites location along the old A3 there are also other uses, including a community hall, retail and other commercial premises.

2 Planning History

None

3 Proposal

Planning permission is sought to create a gable end, with barn hip and a new double dormer within the roof sloop at the rear. The proposal would include the insertion of a window at second floor level in the side elevation of the dwelling and two roof lights in the front roof slope.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection

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

7 Planning Considerations

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

- (i) Principle of development

The site lies in the built up area of Waterloooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

- (ii) Impact on neighbour amenity

The nearest neighbours are adjacent 92 (to the north) some 3.5m from 90 and the adjoining semi-detached dwelling of 88 (to the south). The dwellings opposite (west) are in excess of 40m from the application dwelling and separated by the London Road and the dwelling to the rear (4 Cottonwood Close) some 20m away (flank elevation facing the application site).

Having regard to the separation distance between the application dwelling and 92 London Road and the fact that 92 has no windows or openings in the flank elevation facing the application site it is not considered that the alteration of the roof to create a gable end, with second floor window in the side elevation, would result in unacceptable harm to neighbour amenity by reason of overshadowing, overbearing effect or loss of light. This element of the proposal would have no impact on any other neighbour.

The front to front separation distances ensures that the front roof lights do not cause unacceptable levels of overlooking or loss of privacy.

The proposed rear dormer window will allow for an increase in overlooking however this will continue to be a rear outlook. It is noted that 4 Cottonwood Close is beyond the rear boundary, however this dwelling is some 20m away with the flank elevation of this dwelling facing the application site. Further the two sites are separated by a dense mature hedge. There were no obvious windows or openings in the flank elevation of 4 Cottonwood Close that would be affected by the rear dormer window proposed.

It is therefore considered that the proposed development would not materially harm the residential amenities of the immediate neighbours by reason of overlooking, loss of privacy, overshadowing, overbearing effect and loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

It was noted on the officer site visit that London Road was characterised by a variety of dwelling types. Whilst this section offers some similar style dwelling it is not considered that the hip to gable addition would detract or materially harm the prevailing character and appearance of the area or significantly harm the design and appearance of the host dwelling.

The rear dormer would not be readily visible from the public domain and as such has little impact on the character and appearance of the area. Notwithstanding this the design and scale is proportionate to the roof slope and is suitably integrated with the host dwelling.

The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 **Conclusion**

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00564

(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 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.
- 3 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Existing Plans and Elevations Drawing No. 15/164/JR/01 Rev.A

Proposed Plans and Elevations Drawing No. 15/164/JR/02 Rev.C

Reason: - To ensure provision of a satisfactory development.