
Site Address:	76 Sunnymead Drive, Waterloooville, PO7 6BX		
Proposal:	Raise roof height to allow living accommodation at first floor and incorporating dormer to west elevation.		
Application No:	APP/15/00509	Expiry Date:	03/07/2015
Applicant:	Mr Moth	Team:	Team 2
Agent:	Mr Appleton	Case Officer:	Tina Pickup
	Thorns-Young Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to an existing modest detached bungalow located on the south side of Sunnymead Drive. The bungalow has a pitched roof, with gable front set back behind a lower double gable on the front elevation. The elevations are white painted render and there is an existing rooflight on the west roofslope that serves the loft space. The dwelling is set back from the highway by some 7m and the forecourt area is graveled providing parking for at least 2 cars, aswell as a drive that runs on the west side to a pitched roof detached garage set back behind the rear elevation. On this western side boundary with No 74 is a 1.8m high close boarded fence; on the eastern side with No 78 the fence starts lower approximately 1.2m, and increases in height due to the fact that the land slopes slightly down to the south.

Whilst the area is characterised by bungalows, there is considerable variation in their design and heights - there is a mix of detached and semi's; a mix of hip and gable ends and some have dormers. The application site is set in close proximity to No 78 ie there is a minimal separation distance of just 1.8m; whereas there is some 5m to No 74 who has a flat roofed rear extension with patio doors and private sitting out area to the rear, with 3 windows in this side elevation, one of which is obscure glazed.

2 Planning History

88/51634/000 - erection of detached garage to rear Permitted 11/8/88

07/51634/001 - construction of garage on existing hardstanding to rear of property Permitted 26/6/2007

APP/14/0943 - Raising the roof of existing bungalow to convert loft space with one dormer on western elevation and two dormers on eastern elevation
Withdrawn 28/10/14

APP/14/01160 - Raising of the roof of existing bungalow to create additional loft space (revised application) Permitted 22/12/14
(Not implemented)

APP/15/00093 - Lawful development certificate relating to proposed flat roof dormers to both side elevations Permitted 24/3/15

NB/ the adjacent dwelling, No 78, whilst clearly extended to the rear, there is no recent

planning record of this, so it is assumed that it was undertaken as permitted development.

3 Proposal

The current application seeks permission to both raise the ridge of the dwelling by 0.6m (as in APP/14/01160) and to add a single part-pitched roof dormer to the west elevation - this would be some 9.4m long with 3 windows. The dormer would be of modest proportions, being set in from the ridge by 0.6m and up from the eaves by 1m and in from each side by 0.7m. The proposal also involves the bringing forward of the front gable to align with the front facade; the insertion of 2 rooflights in the east elevation; a window in each of the gable ends; and increase the height of the chimney stack.

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

The Borough Design Guide SPD, Dec 2011

and Residential Parking and Cycle Provision SPD, March 2010

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - no adverse comment; advise that the application includes a parking plan which shows four parking spaces one car behind each other which is not practical. The HBC parking standard is 3 spaces for a three bed property.

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: 0

Summary:

Comment: Note - the neighbours at No 78 were visited whilst on site and they confirmed that now the proposal is only for roof lights on their side (east) they have no objection, provided pd rights are again removed for any future dormer - it was the additional mass and bulk of dormers blocking light that they previously objected to.

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) Parking and highways

(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

In this mixed area, the raising of the ridge by 0.6m is considered acceptable and will not be significantly different to the other varied ridge lines. The eaves line is maintained and hence overall the property will visually remain a bungalow in keeping with the character of the area. From the street scene it is the side view of the dormer that will be visible, which has a part pitched and hipped roof, minimising its bulk. It is appropriately set in the from the sides and will not appear overly dominant. The redesign of the front gable and use of tile hanging is also consistent with others in the vicinity. The design of the proposal in street scene terms is considered to comply with the Borough Design Guide SPD and policy CS16.

(iii) Impact upon residential amenity

The previous application APP/14/00943 proposed an increase in ridge height and dormers on both side roof slopes. It was the combined effect of increased height and added bulk from the dormer in close proximity to the adjacent bungalow, No 78 to the east, that was considered to have a detrimental effect on the light available to the lounge at No 78. This is a central room that, due to a rear extension, has its only light source from a high level obscure glazed window in the side elevation which only has a separation distance of 1.8m from the side of the application site. That application was withdrawn when the applicants were advised of the concerns. A revised application, APP/14/01160, was then submitted omitting the dormers altogether and proposing just the raising of the ridge with roof lights only, therefore minimising the extra bulk. This was permitted but permitted development rights were removed pertaining to roof alterations to prevent side dormers being added in the future, whose bulk would be likely to be harmful to light available and therefore residential amenity.

This current application now proposes the same increase in ridge height with a dormer on the western roof slope and roof lights on the eastern. Accordingly, on the previously sensitive eastern side, the effect remains the same as the permitted

scheme - the change relates to the western side facing No 74. Pre-application advice was given with respect to this dormer and changes to the size and positioning of windows and rooflights requested to prevent direct lines of sight from bedroom 4 over the private sitting out area of No 74. The submitted details have made the requested changes. The other more forward windows and roof lights would only have views out to onto adjacent roofslopes and would not therefore unduly affect residential amenity.

Provided permitted development rights are removed for the future insertion of dormers in the eastern roof slope, it is considered that the revised scheme has successfully addressed the previous amenity concerns and would now represent an acceptable form of development that would not harm adjacent residential amenity.

(iv) Parking and highways

The proposal would change the dwelling from 2 bedrooms to 4 and thus 3 on site parking spaces are required to meet the current Residential Parking and Cycle Provision SPD . These are currently available on site and it is not considered necessary to further condition their requirement.

8 Conclusion

With appropriate conditions removing permitted development rights for future dormer windows to the east roof slope, the increase in ridge height and loft conversion with dormer on western side only is considered acceptable and visually appropriate in street scene terms. Therefore the development is recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00509

(A)

(B) 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 Notwithstanding the provisions of any Town and Country Planning General

Permitted Development Order, no alteration or extension to the eastern roofslope of the dwelling hereby approved, including the addition of further rooflights or dormer windows, permitted by Schedule 2, Part 1, Classes B and C of the 2015 Order, shall be implemented on the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of the adjacent property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

1:1250 site location plan

1:500 Site Plan

Existing Floor Plans, Elevations & Roof Plan Drg No. 7213.14.1

Proposed Floor Plans, Elevations, Section & Roof Plan Drg No. 7213.14.2 Rev D

Reason: - To ensure provision of a satisfactory development.