
Site Address:	40 Stakes Hill Road, Waterloooville, PO7 7HY		
Proposal:	Installation of 2No. dormer windows in north-east and south-west elevations as part of loft conversion.		
Application No:	APP/16/00035	Expiry Date:	11/03/2016
Applicant:	Mr Bloy	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Rachael McMurray
	Martin Critchley, Architect		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Stakes Hill Road is located within the urban area of Waterloooville. The road is characterised by residential dwellings which adhere to a uniform building line.

No. 40 Stakes Hill Road is a two storey, semi-detached dwelling with a hipped roof and a double height bay window on the front elevation. The dwelling is situated on a slope and as a result the rear door is level with the garden, but the front door is raised 1.5m above ground level. There is a hard standing to the front of the dwelling which provides 3 parking spaces.

There are residential properties to the north, east, south and west of the site.

2 Planning History

APP/10/00805 - Change of use of part of dwelling from Class C3 to Class D1 (Day Care Service for elderly persons.)

REF, 17/12/2010

APP/12/01284 - Loft conversion incorporating dormers to front and rear.,

WD, 01/02/2013

APP/13/00135 - Loft conversion incorporating roof alterations to create a partial gable end with rear dormer and roof lights. (Revised application).

PERM, 04/04/2013

3 Proposal

The application is for a loft conversion incorporating a partial hip to gable build up (incorporating barn hip), the addition of an extended dormer to the rear elevation and rooflights to the front elevation.

This application is identical to APP/13/00135 which expires on 4/4/2016. No changes to that planning permission are proposed.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 3

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 design
- (iii) Effect on the neighbouring properties
- (iv) Parking

(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 design

The proposal represents a conventional hip to gable build up with a barn hip detail reducing the bulk of the gable end and acknowledging the hipped nature of the roof of the other half of the pair. To the front elevation the rooflights are of modest size (and pd in their own right), whilst to the rear the dormer, although substantial, is well screened from public view by the pitched roof projection of the existing house such that no significant harm to visual amenity will arise.

(iii) Effect on the neighbouring properties

The proposed alteration to the roof and the rear dormer will be visible from no. 38b which is positioned to the north west of the site, however the impact on the amenities of this property will be limited as the proposed development is small in scale and will not enable any overlooking which is not already possible from the windows at first floor level in the north and west elevations.

The proposed dormer on the rear facing roof slope will also enable additional views of the gardens to the rear of no's 42 Stakes Hill Road and no. 2 Broadlands Road, however the overlooking will not be any more overt than that which is currently available from the existing windows at first floor level.

The front elevation changes are modest and will not adversely affect any properties opposite the site (including the school).

No objections have been received to the application from any neighbours.

8 Conclusion

This application represents an appropriate form of extension to the property which will not adversely affect any adjoining properties. It is recommended for approval as a result.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00035 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 shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and block plan - DN: 1043-121

Proposed floor plan - DN: 1043-421

Proposed roof plan - DN: 1043-422

Proposed elevations - DN: 1043-521

Reason: - To ensure provision of a satisfactory development.