
Site Address:	30 Warfield Crescent, Waterloooville, PO7 7JP		
Proposal:	Retrospective application for 2No. clear glazed roof lights to the western roof elevation.		
Application No:	APP/16/00069	Expiry Date:	31/03/2016
Applicant:	Mr Hardwick	Team:	Team 2
Agent:		Case Officer:	Stephen Andrews
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey 1950's style dwelling with bay and cat slide style roof, located on the south side of Warfield Crescent. The property is set back from the highway by some 8m with a single drive to an integral garage.

Warfield Crescent comprises a mix of dwelling types including bungalows and chalet style bungalows, interspersed with some detached two storey dwellings. The site is located between a chalet style to the east (No 32), and a bungalow to the west (No 28) on a curve within the road such that the sites taper out slightly. There is a 2m high close boarded fence on the boundary with No 32 who have a single storey rear extension (a rounded design) that includes some ground floor side windows. The boundary to No 32 is a mix of fence and shrubs/trees. The land is relatively level near the houses, but the gardens slope gently down to the south-west. There are some significant trees towards the rear of the garden which provide ample screening between the properties to the rear. They are not protected by a Tree Preservation Order.

2 Planning History

GEN/11/00301 - If any planning regulations for property being turned into two flats or from two flats into a single dwelling residence. , 04/04/2011 14:05:06
GEN/14/00675 - Proposed two storey rear extension., 17/07/2014 13:19:15
APP/14/00781 - Demolish existing two storey rear extension and replace with new two storey rear extension, conversion of garage in to living accommodation.,
PERM,12/09/2014

3 Proposal

Retrospective application for 2No. clear glazed roof lights to the western roof elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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: 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) 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 additional roof lights in the western roof slope are discretely located and do not materially affect the character and appearance of the streetscene. The area is characterised by a variety of dwellings including many that have had additions to the roof as such the development is appropriate to its setting.

(iii) Impact upon residential amenity

The rooflights are positioned 1.6m above finished floor level internally, with the southern most rooflight positioned over a stair well. The openings look over the roof slopes of neighbouring dwellings to the west and as such do not result in unacceptable overlooking or loss of privacy to neighbouring dwellings.

The clear glazed rooflights, as shown on plan WC/P/002 are therefore acceptable.

8 **Conclusion**

The rooflights in the western roof slope of 30 Warfield Crescent do not harm the character and appearance of the area and do not result in harm to neighbour amenity. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00069

(A)

(B) subject to the following conditions

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

WC/P/001 Rev.A and WC/P/002

Reason: - To ensure provision of a satisfactory development.