
Site Address:	84 Lovedean Lane, Waterloo, PO8 9SS		
Proposal:	Two storey rear extension; roof alterations to incorporate additional accommodation at first floor; single storey attached garage.		
Application No:	APP/15/00340	Expiry Date:	11/06/2015
Applicant:	Mr Gair	Team:	Team 2
Agent:	Mr Potter	Case Officer:	Tina Pickup
	Potter Weston Architects Ltd		
Ward:	Hart Plain	DMC Lead Member	

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies on the western side of Lovedean Lane in an area characterised by chalet style detached dwellings, set back from the road with frontage gardens/parking. Due to the alignment of the road, the stretch of dwellings in which the application site is situated are set in a staggered line. The site and area are relatively flat and level.

No 84 is currently a bungalow with fully hipped roof with 2 roof lights on the front roof slope. It is mainly cream painted render with red brick plinth and quoining detail. The bungalow is set in by approximately 3.5m from each side boundary but has a very short rear garden - it is only some 6-7m deep with a 1.8m close boarded fence on the rear boundary. To the rear is a half width flat roofed single storey old extension. A 1m high close boarded fence provides the front boundary with the whole of the front forecourt area having a hardcore surface with a concrete drive running along the northern boundary and past the side of the bungalow.

No 86 to the north is set further forward and has a roof alteration with 2 front dormers and a half hip gable end facing the application site. Within this side elevation is a high level window and two ground floor side windows. The property also has a rear single storey extension/conservatory that has a glass roof. The boundary treatment between these 2 properties varies between some approximately 1.4m close boarded fencing and a stretch midway that is open post and rail fencing.

No 82 to the south is set further back and is a gable ended bungalow with front and rear dormers including a first floor window and ground floor window in the elevation facing the application site - both are clear glazed.

2 Planning History

None - at application site - but several applications for roof alterations, conservatory and frontage boundary walls at No 86 to the north

3 Proposal

The application proposes changing the fully hipped roof to gable ends with two pitched roof dormers added to the front elevation; the rear would also be extended with a double pitched gable ended two storey extension, replacing the existing single storey rear extension. This rear projection would align with the footprint of the existing single storey extension - ie be 3m deep for half the width of the rear, reducing to 2.2m deep and then linking to an attached single storey side garage. The proposed rear facade would have the appearance of a two storey dwelling having eaves height of between 4.4m and 4.8m. The front elevation would retain the appearance of a chalet bungalow with the ridge height unaltered at 6.9m and eaves of 2.9m.

During the course of determining the application, amended plans were requested omitting a first floor clear glazed bedroom window from each side elevation, and clarifying that the remaining two first floor side windows would be obscure glazed.

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)

and The Borough Design Guide SPD, Dec 2011

Residential Parking and Cycle Provision SPD, March 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways: No adverse comment - suggest three parking spaces and cycle facilities

Engineering/Drainage: None received.

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: None

7 Planning Considerations

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) Flood risk
- (v) Highways and 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) Impact upon the streetscene

In street scene terms the visual appearance of a chalet style dwelling with 2 pitched roof dormers is appropriate and in keeping with the character of the immediate area. The ridge height is not altered and would remain level with its neighbours. The visual space about the property would remain as the single storey side extension and comprising the garage set back. The front elevation is considered appropriate to the locality in accordance with Policy CS16 c).

The visual appearance of the rear facade would be most materially affected and have the appearance of a two storey dwelling, but this would not be visible from any public area and not cause any harm to the visual appearance of the character of the area.

(iii) Impact upon residential amenity

Due to the staggered siting of the plots and No 86' glass roofed rear extension/conservatory, there was some concern about possible overlooking from first floor side windows and hence amended plans have omitted side windows that could have potentially resulted in loss of privacy to both neighbours. The only first floor side windows would now be obscure glazed. The rear boundary comprises a 1.8m close boarded fence and currently the neighbour to the rear has some evergreen trees/shrubs that provide screening on this rear boundary. Therefore it is considered that the revised plans satisfactorily protect neighbouring residential amenity in accordance with Policy CS16 e).

With respect to the plot size and amenity space available for future occupiers, whilst the garden is very shallow and would not meet the recommended minimum in the Borough Design Guide, regard must be had to the fact that this is an existing garden. The plot is quite wide, some 18m, and it is considered that this adequately compensates for the lack of depth and provides sufficient space for the resultant 5 bed dwelling.

(iv) Flood risk

The site lies within flood zone 2 and a Flood Risk Assessment has been provided, which demonstrates that the risk from rivers or tidal sources is low; and the risk from groundwater very low. The greatest risk is from surface water. Considering the property is an existing bungalow with existing ground floor bedrooms, then the proposed first floor extension would not pose a significant flood risk to future

occupiers.

(v) Highways and parking

The whole of the frontage is currently hardsurfaced and available for the parking of vehicles. The resultant 5 bedroom dwelling would require 3 on site spaces and these can readily be provided.

8 Conclusion

The proposed revised plans are considered to represent an acceptable form of development, in compliance with Policy CS16 and the adopted Borough Design Guide and therefore recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00340, 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 1st floor level bathroom and landing windows in both side elevations of the dwelling as extended shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties 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 shall not be brought into use until a minimum of 3 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.

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

Location and Block Plans Drawing No 14021-PL001 Rev A

Ground Floor Plans Drawing No 14021-PL002 Rev A

First Floor Plans Drawing No 14021-PL001 Rev B

Existing Elevations Drawing No 14021-PL004

Proposed Elevations Drawing No 14021-PL005 Rev A

Reason: - To ensure provision of a satisfactory development.

Appendices:...