
Site Address:	18 Frances Road, Purbrook, Waterlooville, PO7 5HH		
Proposal:	Hip-to-gable roof extension; dormer to rear with juliet balcony.		
Application No:	APP/15/00449	Expiry Date:	24/06/2015
Applicant:	Mr D P Manns	Team:	Team 1
Agent:		Case Officer:	Tina Pickup
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

No 18 Frances Road is a semi detached dwelling located on the south side of the road - the road is characterised by similar semis set within relatively long gardens. The land slopes such that the application dwelling is set at a higher level than the road but the rear garden is relatively flat. The houses on the south side of the road all originally featured hip ends, whilst those on the north side have gabled ends. Several properties now have front dormers and No 14 and 26 have similar hip to gable conversions.

The application site is white rendered beneath a tiled roof and has a rear conservatory. Due to the long garden with rear trees and shrubs the site is well screened from the dwellings to the rear. There is some high screening on the western boundary between the dwellings - the shrubbery is outside the application site within No 16's curtilage and is at least to eaves height - this provides screening to this property. However on the east side the boundary comprises a 1.8m high close boarded fence.

2 Planning History

APP/11/00088 - Rear conservatory - permitted 25/3/11

3 Proposal

The proposal involves a hip to gable conversion with a rear dormer including a juliette style balcony/opening doors; aswell as the addition of grey cement weatherboarding on the newly created gable end. The dormer is set down from the ridge and up from the eaves and amended plans have been received setting it in from the side/end elevation by 200mm. It is 5.2m in length.

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
AL1 (Presumption in Favour of Sustainable Development)

and The Borough Design Guide SPD, Dec 2011

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Design and 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. The volume of both the proposed hip to gable conversion and the proposed dormer calculates at about 30 cubic metres. Therefore the proposal, including the Juliette balcony, would be permitted development under Class B of the new consolidated Town and Country Planning (General Permitted Development) Order 2015. However to comply with the Conditions of Class B the materials used must be of a similar appearance to those of the existing dwellinghouse. Therefore it is only by virtue of the proposed use of the grey cement weatherboarding that the proposed development requires planning permission. Regard must be had to this fact when determining the application.

- (ii) Design and Impact upon the streetscene

The hip to gable conversion would change the roof profile but others in the street have done the same and visually this would not be harmful to the character of the area. The

use of the grey cement weatherboarding for the new gable end would not be visually inappropriate in this area of mixed materials. The dormer as submitted did not meet the adopted Design Guide SPD but amended plans have been received that provide a set in from the side/end elevation which now complies with this document.

(iii) Impact upon residential amenity

Other properties in the vicinity have rear dormers and in this established residential area the associated overlooking from high level windows is an existing scenario. However the proposal would include a Juliette balcony at this elevated level within the roof and by virtue of the opening doors and balustrade rail allowing people to lean on the rail and view out, the perception of being overlooked is potentially greater. This has been discussed with the applicant who has amended the proposal to include an obscure glazed balcony screen which would in effect make the opening similar to a window. Given that the long rear gardens with screening protect the dwellings to the rear and there are already views across the adjacent neighbours gardens from first floor level, then the additional impact of views from the second floor would be marginal. The neighbour at No 20 was also visited and the proposal viewed from his garden - he confirmed he has no objection to the proposal.

It is also important to note that the rear dormer and Juliette balcony could be implemented under permitted development if matching materials were used - therefore the potential overlooking would result and it would now be inappropriate to resist the development on amenity grounds.

8 **Conclusion**

Given the circumstances of the site and the fact that a similar extension could be permitted development, then in this case the amended plans are considered appropriate and the application recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00449

(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 be as specified in the submitted details, including provision of an obscure glass balcony screening panel to the hereby approved Juliette balcony, unless otherwise agreed in writing with the Local Planning Authority. Thereafter the balcony screening panel shall at all

times be and remain glazed entirely with obscure glass.

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:

1:1250 Location plan

1:500 Site Plan

Proposed car park arrangement Drg No: Manns 01B 1of1 Rev A

Proposed loft conversion Drg No: Manns 01A 1of2 Rev B

Proposed loft conversion Drg No: Manns 01A 2of2 Rev A

Reason: - To ensure provision of a satisfactory development.