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|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------|
| Site Address:   | 2 Verbena Crescent, Waterloooville, PO8 9DD                                                                                                                                       |               |             |
| Proposal:       | Roof alterations to include new gable above entrance area and new hipped roof to SE side elevation with gable end to front. (Proposed rear extension as a Permitted Development). |               |             |
| Application No: | APP/14/00423                                                                                                                                                                      | Expiry Date:  | 17/06/2014  |
| Applicant:      | Mr N Parsons                                                                                                                                                                      | Team:         | Team 2      |
| Agent:          |                                                                                                                                                                                   | Case Officer: | Tina Pickup |
| Ward:           | Cowplain                                                                                                                                                                          |               |             |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site comprises a detached bungalow located on the east side of Verbena Crescent, close to the corner with Spring Vale, on a curve in the road such that the site has a long road frontage but tapers back and abuts the rear boundaries of 23 and 25 Spring Vale (1.8m close boarded fence). The bungalow is red brick beneath a brown concrete tile and has gable ends. The area is characterised by similar bungalows, all with a fairly uniform ridge height and appearance, although some have dormer additions. The site has a 'concave roof' above a bay window and porch on the front elevation (several properties in the area have this unusual design feature) which is timber clad and links into a flat roofed side extension (formerly a garage - currently being converted to rooms) on the south-eastern side of the bungalow.

To the rear is a small flat roofed timber clad extension (2.2m deep and 5.5m wide). The whole of the frontage area is graveled and available for parking and the site is well screened as there is a high leylandii hedge on the road frontage boundary. There is a 1.8m high close boarded fence on the south-eastern boundary that separates the rear garden of 25 Spring Vale and the side drive area and garage of 23 Spring Vale.

## **2 Planning History**

04/69358/00 - Raising Ridge, Extensions & Dormers - Refused May '05  
04/69358/01 - Raising Ridge, Extensions - revised app - Permitted Aug '05

## **3 Proposal**

The current proposal involves extending the pitched roof of the main bungalow above the existing flat roofed side extension (garage) with a hipped end, including a gable front to the small front projection; and adding a gabled roof above the existing front bay window.

A rear extension is shown on the submitted plans but this is permitted development and does not form part of this application.

## **4 Policy Considerations**

National Policies

Core Strategies 2011 forming part of the HBLDF  
CS16 (High Quality Design)

and Borough Design Guide SPD 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

## **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: 8

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 & Visual appearance in street scene
- (iii) Affect on residential amenity

(i) Principle of development

7.2 The site falls within the urban area where the principle of development is accepted, subject to detailed development control considerations.

(ii) Design & Visual appearance in street scene

7.3 Within the street scene the overall visual appearance of the wider area is of gable ended bungalows - but over time each has become individual with various porches, some dormers etc. The proposed hipped end, whilst not totally in keeping, would reduce the impact and overbearing effect of an extension close to the boundaries with 23 and 25 Spring Vale. The application site bungalow is set at an angle within its plot, such that the south eastern side is some 10 back from the highway. The site is also well screened and glimpses into the site are minimal. Therefore it is considered that

the proposed hipped roof design would not be overly prominent in the street scene and would not be visually harmful to the character of the area.

- 7.4 The proposed alterations to the front elevation also involve removing the existing 'concave' flat roof porch etc and replacing it with more traditional gable roof above the bay window, to match the gable above the new roof. This is considered to be a design improvement to the overall visual appearance of the property.

(iii) Affect on residential amenity

- 7.5 As noted above the use of the hipped roof does reduce the bulk and mass of the proposed development when viewed from within 23 and 25 Spring Vale. The existing side elevation of the flat roof garage is only 1m from the boundary. Nos 23 has a block paved drive and garage adjacent the site and does not use the area immediately adjacent for any private amenity space. The proposed roof would be north-west of 23 & 25 and it is unlikely that the added roof bulk would cause much additional overshadowing, and not to private sitting out areas. It is considered that the hipped roof design is the optimum design solution to minimise effect on neighbours.

## 8 Conclusion

- 8.1 The proposed roof and front alterations are considered to be visually appropriate and will not adversely affect neighbouring residential amenity. Therefore conditional permission is recommended.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00423

(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 roof lights or other openings shall be constructed within the south-eastern roof slope without the prior written

approval of the Local Planning Authority.

**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 hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 Location Plan

1:500 Site Plan

1:100 Existing Plans & Elevations

1:100 Proposed Plans & Elevations

1:50 Roof Plan

**Reason:** - To ensure provision of a satisfactory development.