
Site Address:	37 Morelands Road, Waterloooville, PO7 5PT		
Proposal:	Alterations to roof with extended ridge line and rooflights.		
Application No:	APP/14/01254	Expiry Date:	26/01/2015
Applicant:	Mr Connolly	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The property is a single storey dwelling located on the corner of Morelands Road and Shillinglee. It is located on the southern side of Morelands Road. The existing roof has a complex ridge line resulting in a central gully which dog-legs east.

2 Planning History

APP/13/00565

Prior notification for single storey development extending 5.9 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.5 metres and a maximum height of 2.5 metres. - Approved

3 Proposal

Alterations to roof with extended ridge line and rooflights

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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

It is not considered that the proposed alterations which include raising the majority of the ridge line to accord with the highest point to the west of the roof, would could a visual detriment to the amenities of the street scene. Similarly the velux windows would be acceptable.

(iii) Impact upon residential amenity

The neighbour who would be most affected by the application would be the adjacent neighbour to the east. The velux window proposed within this roof plane is located to the north of the roof and as such will not create unacceptable levels of overlooking as the ground floor windows within the adjacent site. It is not considered that the additional roof slope would be overbearing to an extent to warrant the refusal of the application.

8 Conclusion

It is considered that the proposal is acceptable subject to the planning conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01254 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Red line Location Plan received 1 December 2015
Site Layout Plan Drwg.no 3921/500 received 1 December 2015
Existing Floor Plan Drwg.no 3921/1 received 1 December 2015
Existing Elevations Drwg.no 3921/2 received 1 December 2015
Proposed Elevations Drwg.no 3921/3 received 1 December 2015

Reason: - To ensure provision of a satisfactory development.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional roof lights or other openings shall be constructed within the 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.