Site Address:	3 Alsford Road, Waterlooville, PO7 5NE		
Proposal:	Sloping roof on existing rear single storey extension.		
Application No:	APP/15/00612	Expiry Date:	10/08/2015
Applicant:	Mrs Houghton	Team:	Team 1
Agent:		Case Officer:	Karen Wooden
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 3 Alsford Road is a semi detached two storey house located in a residential road, characterised by regularly spaced detached and semi-detached dwellings. There are residential properties to the north, east and south.The ground level is even.

1.2 The house is located on the corner of Alsford Road and Crofton Close, and is constructed of red brick and cream render. To the front of the property is a hard standing for parking, which continues to the side of the house, leading to an attached garage. The north elevation (alongside Crofton Close) is screened by 2m fencing. The rear garden, which exceeds 20m in length is separated from 1a Crofton Close by 2 detached garages and natural screening.

2 Planning History

2.1 No previous history for this property.

3 Proposal

3.1 Removal of existing flat roof and replace with pitched roof, with the inclusion of 2 velux windows, increasing the height of the pitch from 2.65m to 3.2m.

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

5.1 No consultees were required for this application.

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

7.2 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

7.3 The proposal is at the rear of the property and therefore will not be visible from Alsford Road. The proposal will be visible from Crofton Close, but it is considered that it will be a visual improvement from the current flat roof, being more in-keeping with both the host dwelling and the streetscene. The pitch will increase the height of the roof from 2.65m to 3.2m, which is below the 4m that would be allowed under Permitted Development rights.

(iii) Impact upon residential amenity

7.4 No objections have been received with respect to the proposal. The height of the proposal (3.2m) is not considered to result in an overbearing presence to the neighbouring properties, or result in a loss of light or outlook. The velux windows will cause no overlooking to either the adjacent property or the bungalow to the rear. It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the property to the rear, meeting the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy), and the Borough Design Guide.

8 Conclusion

8.1 The application is considered acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00612, 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:

Site Location Plan - Received 06.06.15
Existing Plan - Received 15.06.15
Proposed Plan - Received 15.06.15

Reason: - To ensure provision of a satisfactory development.