
Site Address:	11 Morelands Road, Waterloooville, PO7 5PT		
Proposal:	Installation of 4No. clear glazed velux windows to side elevations of roof.		
Application No:	APP/13/01178	Expiry Date:	23/01/2014
Applicant:	Mr Bayley	Team:	Team 1
Agent:	Mr Curnow	Case Officer:	Heather Lealan
	Thorns-Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located to the southern side of Morelands Road, a residential road which consists a mix of single storey and two storey detached and semi-detached dwellings. Many of the single storey dwellings within the immediate locality have been extended by means of loft conversions. The dwelling within the application site is a two bedroom bungalow set within a good sized plot with a 30m rear garden. The property has a single detached garage to the south west of the dwelling house which is accessed by a long drive which provides parking provision for at least 3 cars. The property has been extended by means of a small rear conservatory.
- 1.2 The site boundaries are treated by a mix of low walls, fencing and mature vegetation.

2 Planning History

No relevant history on Acolaid

3 Proposal

Installation of 4No. clear glazed velux windows to side elevations of roof.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Borough Design Guide Supplementary Planning Document

Residential parking and Cycle Provision Supplementary Planning Document

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: 6

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) Effect on character and appearance of the area
- (iii) Effect on the neighbouring occupiers and outline permission to the north
- (iv) Access and highway implications

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- (i) Principle of development

7.2 The site is located within a defined urban area where further development may be acceptable provided it respects the environmental quality of the area and complies with the National Planning Policy Framework and the policies set out in the Local Development Plan.

- (ii) Effect on the character and appearance of the area

7.3 The proposed changes to the dwelling involve the insertion of two roof lights (velux windows) to both side roof planes. It is not considered that this development will be detrimental to the character of the road or the dwelling; as there are many other examples of loft conversions involving both velux windows and indeed dormers within the road.

- (iii) Effect on residential amenity

7.4 It is not considered that there will be any issues of overlooking created to the dwelling to the west of the site from the window proposed to the south eastern roof plane. The eastern elevation of this neighbouring dwelling, No.13, presents of blank elevation towards the application site. The window to the north western corner of the roof slope will overlook the front garden of No.13 and will have an oblique view of the windows within the front elevation of No.13, but not to an extent to create unacceptable levels of overlooking.

7.5 The proposed window to the south west roof plane of the application dwelling will have an oblique view of the dwelling to the east, No.9's, kitchen window. Again, it is not considered

that this will be to such an extent to cause detrimental levels of overlooking. However, the proposed window within the north eastern corner of the roof slope will have a direct and clear view into a bedroom window within the western elevation of No.9. To overcome this the agent submitted additional information on the 19/12/2013 in the form of an email agreeing that this north eastern window will be obscurely glazed and remain fixed shut. Such a condition should be included on any planning permission.

(iv) Highway implications

- 7.6 The number of bedrooms within the property would increase from two to four and as such three parking spaces will be required to be provided within the curtilage of the site. These spaces can be accommodated within the single garage and driveway leading to it. However 3 car parking spaces should be conditioned to be retained on site. It is not considered necessary to condition cycle spaces at this stage as there is sufficient spaces within the site for the storage of cycles.

8 Conclusion

- 8.1 It is considered that the proposal is in accordance with policies CS16 and DM13 of the Core Strategy and therefore the application should be permitted subject to the conditions suggested.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01178 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Email of 19 December 2013 confirming that the new velux window to the northern eastern corner of the roof slope will be obscurely glazed and fixed shut.

Email of 28 November 2013 confirming that the dormer shown on plans is permitted development and the description is for four velux roof lights only

Site Plan OS Ref No. O1646750 received 22 November 2013

Block Plan OS Ref No. O1646749 received 22 November 2013

Proposed and Existing Elevations and Floor Plans Drg.No. 6200:13 received 22 November 2013

Reason: - To ensure provision of a satisfactory development.

- 3 The velux window within the north eastern corner of the main roof slope of the building shall:-

- (i) be fixed shut and shall be maintained in that condition at all times;
- 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.