
Site Address:	18 Fir Copse Road, Waterloooville, PO7 5JA		
Proposal:	Loft conversion with hip to gable roof alteration, front dormers and side facing first floor window		
Application No:	APP/13/00783	Expiry Date:	02/10/2013
Applicant:	Mr M Smyth	Team:	Team 1
Agent:	Mr P Davey	Case Officer:	Jenna Shore
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached bungalow with a hipped roof. The dwelling has been extended to the rear by a single storey extension which forms the full width of the dwelling. The ridge height of this extension matches that of the existing dwelling and has a gable end facing out down the length of the garden.
- 1.2 The adjoining dwelling to the north has been developed in a similar way to that of this proposal. To the front are two pitched roof dormers and a hip to gable alteration. To the rear is a two storey extension with a recessed balcony at first floor height which looks down the length of the garden.
- 1.3 The neighbour to the south has a flat roof dormer to the front and has extended to the rear by a single storey flat roof extension.
- 1.4 The streetscene in this immediate location generally consists of semi detached bungalows. Most have had the eaves space converted which is evident by the use of dormers and roof lights and hip to gable amendments.

2 Planning History

93/58509/000

Single storey rear extension and detached garage to rear.
Permitted. 22/09/1993

3 Proposal

- 3.1 The application seeks to:
 - 1) Hip to gable roof alteration to the south facing roof slope
 - 2) Two pitched roof dormers to the front elevation
 - 3) First floor side (south) facing window to provide light to a bathroom
 - 4) First floor window to the rear (east) of the gable end

4 Policy Considerations

National Policies

National Planning Policy Framework

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

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

5 Statutory and Non Statutory Consultations

Development Engineer
No adverse comments

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: 1

One letter of objection received outlining the following concerns:

- 1) The description of the application is inaccurate
- 2) The side windows will result in overlooking to the kitchen of the neighbouring property
- 3) The gable end may reduce some of the daylight

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 neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 The increase in mass resulting from the two pitched roof dormers is centred on the front of the existing roof slope away from both the neighbouring dwellings to the north

and south. The proposed dormers at this height and in this location are unlikely to result in an overbearing or visually intrusive form of development. The dormers face out over the front garden area of the application site and the highway beyond. It is unlikely that the windows would result in an adverse impact in regards to overlooking at the front or sides.

- 7.4 The principle front building line of the bungalows in this area of Fir Copse Road is relatively uniform with dwellings located side by side at a similar distance to the highway. As a result of this the increase in mass resulting from the hip to gable alteration will be sited adjacent to the neighbouring dwelling, screening much of the development. Windows were not noted to the north facing elevation of the neighbouring property. It is unlikely that the increase in bulk would result in a loss of light. Where windows do exist further down the length of the neighbouring dwelling these are north facing with possibly limited direct sunlight. It is unlikely therefore that this proposal would result in a further loss of light to windows in the north facing elevation of the neighbouring property.
- 7.5 The side facing bathroom window looks out primarily over the roof slope of the neighbouring dwelling. Overlooking into neighbouring windows is therefore considered to be limited. However a condition relating to obscure glazing and cill heights can be added to the application to ensure that the perception of overlooking is limited.
- 7.6 The proposed first floor window to the rear of the dwelling is to be positioned with an extended section of the house. Under Class A Part 2 of the General Permitted Development Order 2008 windows at first floor level to the rear of the house do not require planning permission. A search of the planning history has not shown there to be any conditions relating to the removal of Permitted Development which may have resulted from application 93/58509/000. Consequently it is not considered that planning permission is required for this window. Observations of the site showed that the adjoining dwelling has a first floor recessed balcony to the rear of the property, overlooking therefore exists to the application site, the proposed window may create a similar impact.

(iii) Effect on the character of the existing dwelling and the streetscene

- 7.7 A number of bungalows in this area of Fir Copse Road have converted the eaves space to additional living accommodation with the addition of dormers (flat and pitched) and roof lights. Where two dormers do exist the roof space has also been altered through a hip to gable amendment. Development of this kind is therefore evident throughout this length of the streetscene. It is noted that the ridge of the proposed dormers is in close proximity to the ridge of the existing dwelling. This form of design is contrary to paragraph 5.47 of the Havant Borough Design Guide December 2011 which indicates that dormers should be set down from the ridge and back from the eaves line. However, in this location there are many examples of dormers which pitch off from the ridge. In this circumstance it may be considered unreasonable to refuse based on the current design. The use of pitched dormers has greater design merit when compared to a flat roof dormer. The proposal is therefore unlikely to result in an adverse impact to the character of the streetscene or the character of the existing dwelling.

(iv) Parking

- 7.8 The proposed roof alterations would increase the number of bedrooms from two to five. The Highways Officer has not stipulated a condition relating to parking and has

not highlighted a cause for concern. The area of lawn to the front of the dwelling could be converted to hardstanding as achieved at a number of other dwellings in this location. This may facilitate off street parking.

8 Conclusion

- 8.1 The scale, siting and design is unlikely to result in an adverse impact to neighbouring dwellings or the character of the streetscene.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00783 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, unless agreed otherwise in writing by the Local Planning Authority.
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 bathroom window at 1st floor level in the south (side) elevation of the building shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
 - 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the south (side) elevation 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.

- 5 The development shall not be brought into use until a minimum of 2 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.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received by the Council 7th August 2013

Block plan received by the Council 7th August 2013

Existing elevations received by the Council 7th August 2013

Existing ground floor plan received by the Council 7th August 2013

Proposed elevations and floor plan received by the Council 7th August 2013
part superseded by applicants email dated 30th September 2013

Reason: - To ensure provision of a satisfactory development.