
Site Address: 48 Rowlands Avenue, Waterloooville, PO7 7RU
Proposal: Raise roof height to allow for living accommodation at first floor incorporating new front and rear dormers.
Application No: APP/14/00328
Applicant: Mr Khoury
Agent: Mrs Grinstead
Ward: Waterloo
Expiry Date: 20/05/2014
Team: Team 2
Case Officer: Daphney Haywood
Your Home Plans Ltd

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached chalet bungalow sited on the north east side of Rowlands Avenue near the recreation area. The area is primarily residential comprising mainly detached bungalows, chalet bungalows and 2 storey houses. The land falls in a north westerly direct ion such that the bungalow on the adjacent site at No 50 is on lower ground and the detached house at No46 is on higher ground.

2 Planning History

none

3 Proposal

Raise roof height to allow for living accommodation at first floor incorporating new front and rear dormers. The works would form a 4 bedroom dwelling.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Tree ()

Preservati

on Order

Wind ()

Turbine

Zone

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

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

7 Planning Considerations

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 on application site and locality
- (iii) Impact on neighbouring amenities

(i) Principle of development

It is considered that the provision of extensions and alterations to a dwelling in this location would be appropriate in principle.

(ii) Impact on application site and locality

The proposed alterations whilst they would significantly increasing the size and bulk of the development as seen from the road, are similar to alterations that have been carried out to nearby properties, and would appear as a complementary addition to the existing dwelling. Sufficient external amenity space and parking for 3 cars could be provided on site and space would be retained to either side boundary, consistent with the character of several parts of the street. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site or wider locality.

(iii) Impact on neighbouring amenities

The main impact relates to Nos 46 and 50 Rowlands Ave. No 46 comprises a 2 storey house located uphill of the application site and with a garage nearest the boundary and the works are not considered to result in detriment. No 50 comprises a bungalow located down hill of the application site. The proposed works would not extend

beyond the existing footprint which is similar to that of No 50, and the only glazing in the side elevation of No 50 comprises a lean to utility room and the works are not considered to result in detriment.

8 Conclusion

The proposed alterations would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or wider locality, or on the amenities of occupiers of neighbouring properties. The application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00328

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 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.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed side elevations 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 window(s) at or above 1st floor level in the LHS (east) elevation of the building shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened provided that this opening section is at least 1.7m

above internal floor level, 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.

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

existing elevations drawing 01
Proposed elevations drawing 02
Existing floor layouts drawing 03
Proposed floor layouts drawing 04
Proposed roof plan drawing 05

Reason: - To ensure provision of a satisfactory development.