
Site Address: 28 St Johns Avenue, Waterloooville, PO7 5PG
Proposal: Single storey side extension, alterations to roof to form side gable and front/ rear dormers; front extension to existing detached garage and store to form new double garage, and demolish and replace rear conservatory. (Revised Application).
Application No: APP/14/00811 Expiry Date: 26/09/2014
Applicant: Mrs S Searson Team: Team 1
Agent: Mr M Singleton Case Officer: Tina Pickup
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This is a re submitted, revised application:

28 St Johns Avenue is a semi-detached bungalow located on the west side of the road, on the corner with Timberlane, having its detached single garage located at the end of the garden, accessed off Timberlane. The pair of semi's have fully hipped roofs of red concrete tile above red brick elevations. The immediate area is characterised by other bungalows and some chalet bungalows, all generally set back from the road with a spacious frontage setting. Being a corner plot the application site has a wider plot than its other half at 26 and is visually prominent in street scene terms. The land slopes gently down to the south-west. The rear garden has been enclosed with a 1m high close boarded fence, and some higher bamboo canes together with laurel hedging. The property has an existing single storey flat/very slightly sloping rear extension and conservatory.

2 Planning History

APP/14/00460 - Single storey side extension, alterations to form side gable and front/rear dormers; front extension to existing detached garage and store to form new double garage Refused 15/7/2014 - 5m width overly large & disproportionate; bulk & mass of roof alterations dominant & detrimental to visual appearance & character of original semi's; prominent corner location erode space & setting in street scene terms

Also of relevance the planning history of next door, at no 26:

05/58791/000 - First floor side extension Refused May 2005
(The proposal involved a roof side extension, inc hip to gable, with dormer on rear roof slope and roof lights on front roof slope. The application was refused as being out of keeping with the pair, detrimental to visual appearance of the building; & cramped with nos 24).

3 Proposal

The current proposal seeks to overcome the previous reasons for refusal by reducing the scheme as follows:

1/ from 5m to 3.8m wide single storey side extension having same depth as previously of 5.5m, with eaves height to match the existing bungalow, with hipped pitched roof of max height of 4.5m.

2/ same change from hip to gable, with small barn hip, on original bungalow - this element calculates at 29 cubic metres and so, in its own right is permitted development - but a high level window with obscure glass is now proposed within the new gable end, this would appear to be less than 1.7m above floor level and so does not quite meet the criteria under Class B. This means that the whole hip to gable change still needs planning permission.

3/ the front and rear dormers have been reduced in size to sit down from the ridge and are narrower; the 2 rear roof lights remain

4/ the alterations to the garage remain as before: an infill extension to the existing garage/store to create a double garage, to match the existing false pitch roof profile of the existing garage

4 Policy Considerations

National Policies

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

Havant Borough Local Plan (Allocations), adopted July 2014
AL1 - Presumption in Favour of Sustainable Development

and
Havant Borough Design Guide Supplementary Planning Document, Dec 2012

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

5 Statutory and Non Statutory Consultations

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: 2 (from same address)

Summary: attached to No 28 & wish to preserve character; roof line will be altered & will look like house with box on top; privacy compromised with garden overlooked; no objections to side/rear extension or loft room in principle, but should be done with velux windows to mirror ours & maintain character of pair of bungalows; only set of bungalows in road and roofline will ruin that

Comment: these issues will be considered below:

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) Design and character in street scene
- (iii) Impact on residential amenity

(i) Principle of development

7.2 The site lies within the urban area where the principle of development is acceptable, subject to normal policy and development control criteria.

(ii) Design and character in street scene

7.3 The site currently forms a symmetrical, balanced, hipped semi-detached property. The proposal would still un-balance its visual appearance in the street scene on this prominent corner plot. However regard must be had to the fact that a hip to gable change could be implemented under permitted development rights, without the need for a planning application. The revisions however include a 'high level' window that is obscure glazed and opening - the cross section indicates that this sits at 1.4m high from internal floor level and hence does not meet the conditions set out in Class B to be p.d. This would mean that the change still needs planning permission in this instance, but such a change from hip to gable end could occur under pd if the proposed side window were either removed or non-opening.

7.4 The roof alterations include the provision of both a front and rear pitched roof dormer - the rear dormer window serves a bathroom and would be obscure glazed but fully opening. The dormers have been reduced in size such that they are now set down from the ridge line and are narrower. This now complies with the Borough Design Guide SPD. The proposed single storey side extension has been reduced by 1.2m to 3.8m wide and this now visually looks appropriate to the proportion of the main bungalow. The spacings between windows and doors is now balanced with the original and is considered visually appropriate.

7.5 This is however an open corner plot, and the previous application was refused as the combined visual bulk and mass of the roof alteration, front and rear dormers and side extension was considered to be overly dominant and prominent in this location. The bungalows in Timberlane are all modest bungalows set back from the road and form a relatively uniform 'building line'. The reduced side extension would still encroach beyond this 'building line' but the space to highways edge has been increased such that now there will remain a sense of space about the corner. It is considered that the reduction in width to 3.8m has been sufficient to overcome the previous concerns of dominance on the corner.

7.6 The proposed garage alterations follow the line of the existing structure and in effect just fill in a corner, on the garden side. Therefore this would have no impact on the neighbour. Since it is set back from the edge of the highway by 8m and is behind the 'building line' set by the bungalows in Timberlane, then it would similarly not have a detrimental impact on the street scene.

(iii) Impact on residential amenity

- 7.7 The rear dormer would have an openable, obscure glazed window and its very presence would lead to a sense of being overlooked by the neighbours at nos 26 who have a private sitting out patio at the rear of their garden, behind the application garage. However, consideration must be given to the fact that Class B of The Town and Country Planning (General Permitted Development) Order 1995 as amended, would allow the construction of a rear dormer within the existing roofscape (subject to volume criteria). Therefore it would be inappropriate to refuse this application on loss of privacy and overlooking issues, as a very similar impact would arise through the exercise of normal permitted development rights.

8 **Conclusion**

- 8.1 Whilst the neighbour's concerns about the un-balancing of the existing pair of hipped roof bungalows is noted, the areas of concern could all be implemented under permitted development. It is considered that the revised plans and reduction in size of extension and dormers, results in a visually more appropriate form of development that is proportionate to the host bungalow. The impact in street scene terms has been lessened with space about the corner improved. Overall it is now considered that the proposal complies with both the Borough Design Guide SPD and policy CS16 of the Local Plan.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00811

(A)

(B) 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:

1:1250 Location Plan

Existing Plans & Elevations Drawing No 01 rev B
Proposed Plans & Elevations Drawing No 02 rev B

Reason: - To ensure provision of a satisfactory development.