
Site Address: 48 Rowlands Avenue, Waterloo, PO7 7RU
Proposal: Raise roof height to allow for living accommodation at first floor incorporating new front and rear dormers. (Revised application relating to amendment of finishes on Planning Permission APP/14/00328).
Application No: APP/14/00571 Expiry Date: 25/07/2014
Applicant: Mr Khoury Team: Team 2
Agent: Mrs Grinstead Case Officer: Daphney Haywood
 Your Home Plans Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached chalet bungalow of red brick and tile construction 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, mainly of brick, render and tile construction, although the house opposite has stone cladding. The land falls in a north westerly direction such that the bungalow on the adjacent site at No 50 is on lower ground and the detached house at No 46 is on higher ground.

2 Planning History

APP/14/00328 Raise roof height to allow for living accommodation at first floor incorporating new front and rear dormers. Approved May 2014

3 Proposal

Raise roof height to allow for living accommodation at first floor incorporating new front and rear dormers. This application is for the same development as that approved under application APP/14/00328 but with different external materials which would comprise man made slate tiles and cement cladding to first floor extension and dormer walls. The application as submitted was for pale blue cement boarding but the proposal has been amended to allow for the final colour to be agreed at a later date. The approved application was for materials to match the existing.

4 Policy Considerations

National Policies
NNPF

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

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

5 Statutory and Non Statutory Consultations

Development Engineer in respect to APP/14/00328 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: 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 subject to the considerations below.

(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. 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. In respect to the use of man made slate tiles and cement cladding, this sort of roof tile is apparent in the area. Whilst , currently there are no examples of cement cladding in the immediate vicinity, there is little uniformity in the street and a wide range of materials already appear in the streetscene and subject to a suitable external colour to harmonise with the surrounding area, by condition, it is considered acceptable.

(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 (subject to the final colour of the cladding harmonising with the immediate area) or on the amenities of occupiers of neighbouring properties. The application should therefore be approved, subject to conditions including final colour of cladding to be agreed by the local planning authority.

9 **RECOMMENDATION:**

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 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.
- 3 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 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.
- 4 The window(s) at or above 1st floor level in the LHS 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.

- 5 Notwithstanding any information contained in this application, construction of the extension, including the raised roof hereby permitted shall not commence until samples of the external tiles and cladding, including the colours finishes and textures of these has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials colours, textures and finishes shall be used in carrying out the development.

Reason: In order to ensure that final detailed colours, textures and finishes are agreed in order to harmonise with the character of the area in the interests of the amenities of the locality 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:

OS location plan

existing elevations drawing 01

Proposed elevations drawing 02

Existing floor layouts drawing 03 as amended by email from the agent dated 23 July 2014 in respect to colour of cladding.

Proposed floor layouts drawing 04

Proposed roof plan drawing 05

Reason: - To ensure provision of a satisfactory development.