
Site Address:	76 Sunnymead Drive, Waterloooville, PO7 6BX		
Proposal:	Raising of the roof of existing bungalow to create additional loft space. (Revised application).		
Application No:	APP/14/01160	Expiry Date:	02/01/2015
Applicant:	Mr B Moth	Team:	Team 2
Agent:	Mr S Appleton	Case Officer:	Stephen Cantwell
	Thorns - Young Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to an existing modest detached bungalow located on the south side of Sunnymead Drive. The bungalow has a pitched roof, with gable front set back behind a lower double gable on the front elevation. The elevations are white painted render and there is an existing rooflight on the west roofslope that serves the loft space. The dwelling is set back from the highway by some 7m and the forecourt area is graveled providing parking for at least 2 cars, aswell as a drive that runs on the west side to a detached garage set back behind the rear elevation.

Whilst the area is characterised by bungalows, there is considerable variation in their design and heights - there is a mix of detached and semi's; a mix of hip and gable ends and some have dormers.

2 Planning History

APP/14/0943 - Raising the roof of existing bungalow to convert loft space with one dormer on western elevation and two dormers on eastern elevation
Withdrawn 28/10/14

NB/ the adjacent dwelling, No 78, whilst clearly extended to the rear, there is no recent planning record of this, so it is assumed that it was undertaken as permitted development.

3 Proposal

This is a resubmission omitting the previously sought dormers:

It is now proposed to raise the ridge of the bungalow by 0.7m from 5.3m to 6m, bring forward the front gable and insert a window in both the front and rear gable, insert 5 rooflights - 2 in western roofslope and 3 in the eastern; and increase the height of the chimney stack.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

and Borough Design Guide SPD, 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - 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: 7

Number of site notices: Not applicable

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: object to change in roof profile and increased height of ridge and chimney - will effect amount of light entering living area; being positioned at right angles to the roadway only 1.8m between properties; our window only 1.65m x 0.7m in size and obscure glass and only light source to lounge;

Comment: these points 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) Impact upon the streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the streetscene

In this mixed area, the raising of the ridge by 0.7m is considered acceptable and will not be significantly different to the other varied ridge lines. The eaves line is maintained and hence overall the property will visually remain a bungalow in keeping with the character of the area. The redesign of the front gable and use of tile hanging is also consistent with other in the vicinity. By utilising rooflights rather than dormers, the profile of the roof

remains uncluttered and not overly dominant. The design of the proposal in street scene terms is considered to comply with the Borough Design Guide SPD and policy CS16.

(iii) Impact upon residential amenity

The previous dormers proposed under APP/14/943 resulted in considerable added bulk in close proximity to the adjacent bungalows, particularly No 78 to the east. The combined increase in ridge height and bulk of large dormers was considered to have a detrimental effect on the light available to the lounge at No 78. This is a central room that, due to a rear extension, has its only light source from a high level obscure glazed window in the side elevation which only has a separation distance of 1.8m from the side of the application site. The current proposal omits the dormers altogether and utilises roof lights only, therefore minimising the extra bulk. The increase in ridge height is 0.7m which involves a slight change in roof pitch. The resultant change in roof alongside No 78 and its side window is quite marginal - the eaves level will remain the same and the light available to the side window will only be very marginally affected. It is considered that any loss of daylight to the lounge will be insufficient to warrant a reason for refusal on this ground. However, it is important to remove permitted development rights pertaining to roof alterations to prevent side dormers being added in the future, whose bulk would be likely to be harmful to light available and therefore residential amenity.

With respect to possible overlooking and loss of privacy, 3 of the 4 side roof lights would only have views out onto adjacent roofslopes. However, the rear most rooflight on the western roofslope, serving bedroom 4, would enable views across to the private rear garden of No 74 to the west. This rooflight appears to be set quite low in the roof such that internal cill heights are lower than the 1.7m criteria in Class B of the General Permitted Development Order. Therefore it is considered appropriate to condition this roof light to be non-opening and obscure glazed to protect the privacy of the occupiers of the adjacent property.

8 Conclusion

With appropriate conditions removing permitted development rights for future dormer windows, and requiring the rear rooflight in the western elevation to be non-opening and obscure glazed, the increase in ridge height and loft conversion is considered acceptable and visually appropriate in street scene terms. Therefore the development is recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01160

(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 rear rooflight on the western elevation serving bedroom 4 of the hereby approved plans shall:-
(i) be non-opening 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 alteration or extension to the roof of the dwelling hereby approved, including the addition of further rooflights or dormer windows, permitted by Part 1, Classes B and C of the 1995 Order as amended, shall be implemented on the site 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 hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 location plan
1:500 site plan
Existing floor plans elevations & roof plan Drg.No. 7213.14.1
Proposed floor plans elevations section & roof plan Drg.No. 7213.14.2 rev D

Reason: - To ensure provision of a satisfactory development.