
Site Address:	Hopfield House, Maralyn Avenue, Waterloooville		
Proposal:	Extensions to existing roof, including raising of ridge height to enable provision of two additional flats in roofspace		
Application No:	APP/13/00375	Expiry Date:	28/08/2013
Applicant:	Mr P Harrison	Team:	Team 1
Agent:	Thorns-Young Ltd	Case Officer:	David Eaves
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Attractive Victorian/Edwardian house sub-divided into flats, apparently in the 1960's. The existing building is currently sub-divided into 11 units (9x1 bed, 2x2 bed).
- 1.2 Gothic features, steep gables, Gothic arch windows, decorative eaves etc.
- 1.3 There are modern design flat roof garages to the north-east, otherwise the site is surrounded by detached and semi-detached properties.

2 Planning History

None Recent

3 Proposal

Extensions to existing roof, including raising of ridge height to enable provision of two additional flats in roofspace

4 Policy Considerations

National Policies
NPPF 2012

Core Strategies 2011 forming part of the HBLDF

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS9	(Housing)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM13	(Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

Access Officer

The proposed unit is within the loft space of the existing building, with access via stairs, including those to the front door to the property. Unfortunately this 2nd floor accommodation would not appear to be suitable for disabled accommodation.

Building Control

Unlikely to be any BC comments which would affect Planning Application.

Development Engineer:

The Planning Application 13/00375 has been reviewed by the Highway Authority and given the guidance in the National Planning and Policy Framework (NPPF) the proposed application can not be prevented or refused on transport grounds as the effect on the residual cumulative impacts of the development on the surrounding highway network can not be defined as severe.

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: 31

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 8

Summary:

On street parking congestion
Parking on dangerous bend
Fire Engines and ambulances would not get through
Noise concerns from occupants when windows open
Concern at maintenance of the building including proposed extension
Garages owned by previous owner and unfit for use
Owner may stop use of garages
Ownership of roofspace issues
Concern garages too small
House look spoilt
Overlooking windows
Maybe this house could be served a Listed Building Preservation Notice
Not necessary to add further added height extension plus windows to complicated Gothic roof structure
Existing tall windows of great height overlook house and garden
Hopfield House already very large and intimidating and added roof height with windows would be out of proportion to majority of properties in immediate location
Further flats would be an overbuild and further obliterate the historic character of the house
Build disturbance during construction

Comment:

The ownership issue has been raised with the applicant who has confirmed that 'The

roof spaces to be converted are owned by our client and are not part of the freehold/leasehold of other residents'.

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 on character and appearance of building and area;
- (iii) Impact on neighbours residential amenities
- (iv) Acceptability of the proposed residential units
- (v) Car parking issues
- (vi) Contributions

(i) Principle of development

7.2 The site lies within the built up area where additional residential development via either conversions or new build are acceptable in principle subject to normal development control criteria.

(ii) Impact on character and appearance of building and area

7.3 The proposals involve relatively modest additions/alterations to this attractive building in a prominent corner location. An area of flat roofing will be hidden by significant depths of roof slope, with the exception of the view from the north-west elevation. There is some alteration to existing features such as a removal of a section of chimney breast (chimney previously removed), however overall, it is considered that subject to suitable conditions regarding materials/detailing the application would have an acceptable impact on the character and appearance of the building and surrounding area.

(iii) Impact on neighbours residential amenities

7.4 Hopfield House has been converted into flats and is surrounded by other residential properties to the south, east and west, there is a garage court to the north.

7.5 The proposal involves providing accommodation within an extended roof space. Subject to suitable insulation it is considered that additional units could be provided at second floor level without an unneighbourly impact on existing residents.

7.6 To the south is 54 Maralyn Avenue a bungalow and an objection has been received from the occupants. The proposals would introduce an increase to the ridge height of the building but this is set off the boundary and would not significantly increase the mass and bulk of the building when viewed from ground level to the rear of No.54 because of the angle of the view. Any impact on light is also likely to be very limited. 1 new south-east facing window is shown on the proposed elevation drawing at 3rd floor level (serving a bedroom) although it should be noted that there is (contrary to the existing elevation drawing) a 3rd floor window already in this position. This window faces the flank wall of No.54 and any overlooking to the rear of No.54 would be at an angle and is considered insufficient to warrant a refusal of planning permission. Concern has been raised with regard to noise from the proposed flats, however, it is not considered that two new flats are likely to result in a significant change to noise

levels. Were a statutory nuisance to be caused by new residents this would be a matter for Environmental Health legislation.

- 7.7 To the south-west of the site are two storey houses on the opposite side of Maralyn Avenue. Whilst there would be some additional windows at 3rd floor level (rooflights and 1 new window) facing these houses, given the distance across the road it is not considered that there would be significant additional overlooking or an unacceptable increase in mass and bulk.
- 7.8 To the north west of the site are bungalows. The proposal introduces a new and re-opened 3rd floor window to serve living room and bedroom and a flat roof element between two existing gables. Given the intervening road it would be difficult to argue that this relationship was not acceptable in terms of overlooking, light or mass and bulk impact.
- 7.9 To the north east are existing garage courts with properties beyond set well off. The use of the existing garages for parking for the new units would be acceptable.

(iv) Acceptability of the proposed residential units

- 7.10 The proposed units are small 1 bed flats with internal floor spaces of 50 and 46 sqm. There are no adopted space standards currently adopted in Havant Borough and no national space standards. London space standards require 1 person flats to have a gross internal area of 37sqm and 1 bed 2 person flats to have 50sqm. It is considered that the proposed flats would provide acceptable floorspace. They are fully self contained units and a window or rooflight is provided to all of the rooms. The units would have access to shared external garden areas and car/cycle parking can be provided. The units are considered to be capable of providing acceptable amenity to new residents.

(v) Car parking issues

- 7.11 In relation to car parking, third parties have raised concerns over on street parking and highway danger from parking on the bend of the road. The current proposal includes car parking within the adjacent garage block. The Councils Residential Parking Standards require 1 parking space for each flat and this is achieved. It will be necessary to condition the garages to be available for the new flats. Whilst concerns regarding on street parking are appreciated, any additional pressure for on street parking would be limited and a refusal of planning permission based on this when garage parking has been made available would not be sustainable at appeal.

(vi) Contributions

- 7.12 The proposed development is liable to a CIL contribution of £2,480 and the agent has been advised.

8 Conclusion

- 8.1 In conclusion the development is in the built up area and is considered acceptable in principle. The impact on the building would, on balance be acceptable. The proposals are not considered to result in an unneighbourly form of development and would provide two small flats with acceptable amenity space. The proposals now include car parking within an existing garage block. Financial contributions would be provided under CIL requirements.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00375

(A) 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 Construction of the extensions hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Prior to the provision of new windows, elevation and section drawings at a scale of 1:10 of the windows shall be submitted to and approved in writing by the Local Planning Authority. The windows shall thereafter be provided and maintained in accordance with the approved details.
Reason: In the interests of the character and appearance of this attractive building and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The rooflights hereby permitted shall be of a conservation type in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to their insertion. The rooflights shall thereafter be provided and maintained fully in accordance with the approved details.
Reason: To preserve the special character of the building and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The dwellings hereby permitted shall not be occupied unless and until the garages shown on the Location Plan Serial Number 001084921 have been made available for parking for the residents of the proposed dwellings. Thereafter the garages shall be retained and kept available for parking.
Reason: In the interests of highway safety and having due regard to policy DM13 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The dwellings hereby permitted shall not be occupied unless and until cycle parking and bin storage has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The

cycle parking and bin storage shall thereafter be retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To encourage the use of sustainable transport and to ensure adequate refuge facilities are provided in the interests of amenity and having due regard to policies DM13 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan serial number 001084921 received 3rd July 2013

Site Plan received 3rd July 2013

Existing Plans (Basement) Drawing Number 6023.13.1

Existing Plans (Ground Floor) Drawing Number 6023.13.2

Proposed Elevations, Existing and Part Proposed First floor Plan Drawing Number 6023.13.3 received 3rd July 2013

Existing and Proposed Roof Plan, Proposed Section and Roofspace Drawing Number 6023.13.4 Rev A

Existing Section and Elevations Drawing Number 6023.13.5

Design and Access Statement

Amended Certificate B received 3rd July 2013
Agent Letter dated 3rd July 2013
Agent Email dated 9th September 2013

Reason: - To ensure provision of a satisfactory development.