
Site Address:	5 Oaklands Grove, Waterloooville, PO8 8PR		
Proposal:	Extensions to side and front, loft conversion to allow living accommodation at first floor level, incorporating front and rear dormers.		
Application No:	APP/13/01002	Expiry Date:	03/12/2013
Applicant:	Mr Shawyer	Team:	Team 2
Agent:		Case Officer:	Jenna Shore
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a modest detached bungalow set back from the highway and off centre within the plot. The dwelling appears original and has not been updated over time noted through the lack of hardstanding or maintenance that you might expect to see in this Waterloooville location. To the east is a dwelling of similar design, this dwelling has been extended to the side and the rear, the dwelling does however remain single storey. To the front is a gravel driveway. To the front mature vegetation forms the boundary and a 1.8m fence to the rear. To the south is the highway with a two storey dwelling located beyond. To the west is a two storey dwelling set further forward towards the highway.
- 1.2 The streetscene is noted to be inconsistent in terms of design, size of dwellings and use of materials. The application site forms the start of the set back building line which continues eastwards.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to raise the ridge of the existing dwelling and convert the loft to a habitable space. Two pitched roof dormers are proposed to the front elevation and a long flat roof dormer to the rear. A side extension is proposed to the west along with a front extension that incorporates a west and east facing dormer.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are no arboricultural constraints relating to this development. A TPO group order is located at the bottom of the rear garden. A line of protective fencing (heras) should be placed outside the RPA of the trees from one side of the garden to the other (width boundary to boundary).

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

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Effect on neighbours
- (iii) Effect on the character of the streetscene and the existing dwelling

(i) Principle of development

7.2 The application site is located within the defined urban area consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 The front extension is sited adjacent to the side elevation of the neighbouring two storey dwelling. Much of the mass and bulk may therefore only be clearly seen from the high way, limiting the extent to which the front element could appear visually intrusive. A window is located to the side elevation of this dwelling facing eastwards. Much of this window is screened by the 1.8m boundary fence, partially reducing some of the daylight to this window. Due to the orientation of the window it is likely to only receive direct sunlight in the early morning hours and this may be limited due to vegetation on the eastern boundary. The proposal may lead to an adverse impact to this small window, however the size of the window would indicate that it provides light to a stairwell or landing, not a habitable room. The extent of the impact is therefore

considered to be limited.

- 7.4 The proposed west facing dormer looks out over the side elevation of the neighbouring dwelling. Although this does not result in direct overlooking, the close proximity of the window to the dwelling may appear unneighbourly and oppressive. In order to reduce this a condition can be added to ensure that this window is obscurely glazed. The proposal would therefore result in limited potential overlooking and the perception of an unneighbourly form of development.
- 7.5 To the east the dormer window faces out over the driveway of the application site and over to the driveway of the neighbouring dwelling. Some overlooking may arise, however this is considered to be partially screened by the vegetation which forms the boundary between the two dwellings. The window is unlikely to compromise private amenity space with the neighbouring driveway clearly seen from the highway.
- 7.6 The dormer to the rear may give rise to an increase in overlooking however much of this dormer (except that located within the roofslope of the side extension) could be built under Permitted Development. Overlooking is therefore not a reasonable reason to refuse in this case.
- 7.7 The side element is located in close proximity to the shared boundary with No.3 Oaklands Grove. With the ridge at its highest point beyond the rear elevation of No.3 Oaklands. This does have the potential to appear overbearing, however on balance the use of low eaves height and the slope of the roof is it likely to keep mass and bulk low and will remove the majority of the gable from a 45 degree angle from rear windows. The area of patio to the rear of No.3 is north of the dwelling and so may already be in shade for much of the day. The proposal is unlikely to make this any worse.

(iii) Effect on the character of the streetscene and the existing dwelling

- 7.8 The streetscene of Oaklands Grove is characterised by houses of varying sizes, designs and use of materials. From No.5 eastwards dwellings are set back from the highway with a longer driveway/front garden area. Westwards of No.5 dwellings are sited in closer proximity to the highway. Consequently there are two variations in the front building line with the application site the start and end point of the two extremes. The proposed front elevation creates a staggered approach between the two building lines and lessens the contrast between the two. The gable end facing the highway is softened by the half hip and a window has been added which is considered to add some design merit to what would otherwise be a blank wall appearing at odds with the character of the streetscene. The ridge line of this front extension has also been kept to a minimum and is noted not to match that of the main dwellinghouse. A higher ridge height could have the potential to look like a separate unit of accommodation appearing incongruous within the streetscene. The flat roof dormers which face east and west are not ideal in terms of design but do however allow for the ridge line of the extension to be kept low avoiding the higher ridge height
- 7.9 The application site is located between a two storey dwelling with a high eaves line to the west and a small bungalow with a pitched roof to the east. The raising of the ridge is considered to lead to a staggered change in height from two storey to single storey. The mixed height of dwellings throughout the streetscene means that this change is unlikely to lead to an adverse impact to the character of the streetscene. The loft conversion/raised ridge also incorporates two dormer windows with pitched roofs. This is considered to add some design merit to the roofslope with matching roof slope

angles to that of the main dwellinghouse. The use of a pitched roof dormer is also in line within guidance as outlined within the Havant Borough Design Guide 2011 and therefore complies with Policy CS16 of the Havant Borough Local Plan (Core Strategy).

- 7.10 The proposed front/side extension with pitched roof dormers is likely to lead to a size and design of dwelling that does not necessarily reflect the character of the existing house. The bungalow as it is currently is modest in size, not easily lived in for modern requirements and is sited on a large plot that could accommodate a family home. Despite the change in the appearance the larger dwelling is thought to be an efficient use of the land without compromising the character of the streetscene or the neighbouring dwellings.

8 Conclusion

- 8.1 The protruding front extension is thought to reduce the contrast between the two building lines east to west and lead to a staggered approach within the streetscene. The half hipped gable end facing the highway is softened in appearance by the window adding some design merit to the proposal. The proposed dormer to the front facing roof slope of the existing dwelling are pitched and therefore comply with guidance outlined within the Havant Borough Local Plan (Core Strategy) 2011. The proposal is therefore unlikely to result in an adverse impact to the streetscene. The proposal does detract from the character of the existing dwelling but is considered to appear in keeping and makes more efficient use of a spacious plot.
- 8.2 The proposal is in close proximity to the shared boundary to the west with the ridge height of the proposal sited beyond the rear elevation of the neighbouring dwelling. The gable end will be clearly seen and it likely to appear overbearing and unneighbourly. However it is unlikely that there will be a loss of light to the patio area which faces northwards receiving limited direct sunlight.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01002 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 window at 1st floor level in the south west elevation of the front extension shall 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 additional windows / doors or other openings shall be constructed within the north east, south east or south west elevation of the extension 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 No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan received by the Council 8th October 2013

Existing elevations drawing number 3895/2 received by the Council 8th October 2013

Proposed elevations drawing number 3895/6 Rev D received by the Council 28th November 2013

Existing ground floor plan drawing number 3895/1 received by the Council 8th October 2013

Proposed ground floor plan drawing number 3895/4 Rev D received by the Council 26th November 2013

Proposed first floor plan drawing number 3895/5 Rev C received by the Council 26th November 2013

Existing cross section drawing number 3895/3 received by the Council 8th October 2013

Proposed cross section drawing number 3895/7 received by the Council 8th October 2013

Reason: - To ensure provision of a satisfactory development.