
Site Address:	4 Crookhorn Lane, Waterloooville, PO7 5QE		
Proposal:	Erection of chimney and loft conversion, including front, rear and side facing roof lights and the insertion of a side facing dormer window.		
Application No:	APP/13/00668	Expiry Date:	03/09/2013
Applicant:	Mr Neil	Team:	Team 1
Agent:	Thorns - Young Ltd	Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application property is a traditional two storey detached dwelling with double storey front gable, single storey attached garage to the side, with conservatory behind. The dwelling has red brick walls and hipped slate roof. Although the dwelling is relatively narrow in width it is fairly deep. There is hardstanding to the front for several vehicles with vehicular access onto Crookhorn Lane.

The area is residential in character comprising of various style dwellings, although this part of Crookhorn lane is predominantly detached dwellings both two stories and single storey in height.

2 Planning History

None

3 Proposal

Planning permission is sought for the erection of a chimney and the conversion of the roof space. The roof alterations would include front, rear and side facing roof lights and a side facing box dormer window (facing towards 2 Crookhorn Lane).

The chimney would be located on the southern roof slope and would measure 3.5m in height.

The proposal incorporates a side facing dormer window in the northern roof slope that would be obscure glazed and fixed shut (serving the landing and stairway access to the roof). In addition there would be three roof lights in the southern roof slope and a single roof light in both the east and west facing roof slopes. The roof conversion would allow for the creation of two additional bedrooms.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

None

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: 4

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Purbrook where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed chimney would not be of a scale or in a position that would result in unacceptable harm to neighbour amenity.

The conversion of the roof with roof lights and side facing dormer window would allow for some additional overlooking of the neighbouring dwellings. It is noted that the dormer window is to be obscure glazed and fixed shut which will significantly reduce any overlooking or loss of privacy that may otherwise occur. As this window would serve a stairwell it is not considered that the obscure glazing of this window would be an issue and would be an appropriate method of protecting the residential amenities of adjoining neighbour 2 Crookhorn Lane.

The roof lights in the southern roof slope would serve the two additional bedrooms. These would look towards 6 Crookhorn Lane, however, due to the separation distance between the dwellings, with garages between, existing boundary screening and the fact there would be no direct overlooking into neighbouring windows it is not

considered that these windows would give rise to unacceptable levels of overlooking or loss of privacy.

The front and rear facing roof would look over Crookhorn Lane and the rear garden, respectively. The outlook of both would allow for extended views of neighbouring properties, but in an accepted and traditional manner. Despite the additional overlooking neighbouring properties would still retain sufficient levels of privacy, no objection is therefore raised to these windows.

Notwithstanding the above assessment it is pertinent to note that subject to conditions both the proposed dormer window and roof lights are likely to fall within the permitted development entitlement for the dwelling allowed by Schedule 2, Part 1 Classes B and C of the Town and Country General Permitted Development Order 1995 as amended. This is a material consideration to the assessment of this application. The fact that the proposed roof alterations could fall within development allowed under the permitted development entitlement for the dwelling must be considered when considering the impact on neighbour amenity. It is considered that this valid 'fall back' position adds further weight to the support of the development and the above conclusions reached in respect of neighbour amenity.

In respect of the above information it is considered that the development would accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The proposed chimney is considered to add further character to this traditional dwelling and would make a positive contribution to its overall character and appearance.

The proposed roof lights would have a neutral impact on the overall appearance of the dwelling and would not significantly alter its overall character or appearance.

It is considered that the side facing dormer window would to some extent detract from the overall traditional architectural style and appearance of the dwelling. The side facing dormer window would be visible in parts from the street scene, although it is noted that it is set some 5.3m back from the front elevation of the dwelling and would benefit from some of the natural screening along the front boundaries of both 2 and 4 Crookhorn Lane. Whilst this would reduce some of the visual impact of the proposal the dormer window would still appear alien to the overall appearance and attractiveness of the dwelling.

In the assessment of this application however regard has been given to Schedule 2, Part 1 Class B of the Town and Country General Permitted Development Order 1995 as amended. Working through the development allowed under Class B it is considered that the proposed side facing dormer window would in fact be permitted development. This is a material consideration to the assessment of this application, and in this instance a valid 'fall back' position. Therefore whilst it is concluded that the side facing dormer window would not strictly accord with the aims and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 there are other material planning considerations that outweigh the harm that has been identified. The fact that the dormer window can be constructed without the need for formal planning permission must be accepted and in this instance forms a firm basis to allow this part of the proposal.

8 **Conclusion**

Having full regard to the requirements of policy CS16 and the valid 'fall back' position provided by Schedule 2, Part 1 Class B of the Town and Country General Permitted Development Order 1995 as amended the application is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00668 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, unless agreed otherwise in writing by the Local Planning Authority.
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 dormer window in the north side elevation of the dwelling shall at all times be and remain fixed shut and 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 at 2 Crookhorn Lane 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 1:1250 Stamped 9th July 2013
Block Plan 1:500 Stamped 9th July 2013
Proposed Floor Plans and Sections - Drawing No. 6111.13.1 Rev.A
Proposed Elevations and Roof Plan - Drawing No. 6111.13.2

Reason: - To ensure provision of a satisfactory development.