
Site Address:	8 Wellesley Close, Waterlooville, PO7 7JD		
Proposal:	Loft conversion incorporating raising roof level, rear gable end build up, new room in roof space and side dormer		
Application No:	APP/13/00503	Expiry Date:	24/07/2013
Applicant:	Mr G Bearpark	Team:	Team 1
Agent:		Case Officer:	Jenna Shore
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached bungalow with a hipped roof. The dwelling is set back from the highway by a driveway and lawned area. The dwellings, nearing the end of the cul-de-sac are staggered in regards to the front building line with the dwelling to the south being set further forward to relation to the highway and the application site and the dwelling to the north being set further back. The dwelling has been extended to the rear by a conservatory forming the full width of the rear elevation.
- 1.2 To the south is a detached bungalow, this dwelling has been extended by a long extension which runs down the length of No.8. Adjacent to the rear elevation of the application site is a single storey outbuilding. The boundary is open in places with only vegetation and shrubs creating some division between the two dwellings.
- 1.3 To the north is a detached bungalow, this dwelling has been extended to the rear with an inverted mono pitch roof (the lowest point being attached to the main dwelling house). The dwelling also has solar panels to the south facing roof slope.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks a hip to gable roof alteration to the rear facing roof slope, raising of the ridge and north facing dormer window. A window is also proposed to the rear of the gable and rooflights to the south facing roof slope.
- 3.2 The application seeks to increase the number of bedrooms from two to three.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

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

5 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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of representation has been received outlining the following concerns:

1) The raising of the ridge and the north facing dormer may block light to solar panels on the south facing roof slope.

6 Planning Considerations

6.1 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 existing dwelling and the streetscene

(i) Principle of development

6.2 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

6.3 The application site is located adjacent to a dwelling with solar panels to the south facing roof slope. In order to assess the impact of the raised ridge and proposed north facing dormer a 25 degree angle test has been carried out as outlined within the Havant Borough Design Guide 2011. Taking the lower edge of the solar panels as the horizontal line, the results of this test would imply that a small section of the proposed dormer may reduce some of the light availability to the solar panels. However, the extent to which light would be lost is considered to be minimal. The functionality of the solar panels, which do not rely on direct sunlight, should not be significantly affected by the proposal.

6.4 The dwelling to the north is set further back in relation to the highway with the majority of the dwelling running parallel or to the rear of the application site. The siting of the two dwellings means that much of the increase in bulk and mass at height will be screened by the neighbouring dwelling and is unlikely to be viewed significantly when

stood in the rear garden. The south facing ground floor windows of the neighbouring dwelling already have some reduced light due to the close proximity of the two dwellings. It is unlikely that the increase in bulk would make this situation any worse.

- 6.5 To the south the dwelling is set further forward in relation to the highway meaning that the full length of the No.8 is adjacent to the rear garden of No.6 Wellesley Close. The increase in bulk is unlikely to result in any loss of light to the dwelling set forward in this location. The increase in bulk at height is unlikely to make the dwelling appear longer in length which could have the potential to appear overbearing or visually intrusive. The use of a pitched roof allows mass to slope back onto the application site. It is unlikely that the roof alteration would appear overbearing to the neighbouring dwelling with the current relationship.
- 6.6 The dwelling to the rear is fully screened by vegetation. the hip to gable and rear facing window are unlikely to result in an adverse impact,

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

- 6.7 When viewed from the streetscene the dwelling is unlikely to appear significantly different with a minor increase in ridge height. The dormer window is only likely to be seen when travelling from the north of the street scene and not from the south. The dormer window could be erected under Permitted Development and as such could alter the character in this way without the need for planning permission. It is unlikely that the changes to the roof would result in an adverse impact to the character of Wellesley Close in an area of Waterloo where similar alterations are frequent.
- 6.8 The hip to gable enlargement is located to the rear and not clearly seen from the front. The design merit of the dwelling is limited and remains as existing from the front. It is unlikely that the proposal would lead to an adverse impact to the character of the existing dwelling.

7 Conclusion

- 7.1 The proposed roof alterations are unlikely to lead to an adverse impact to neighbouring dwelling or the character of the streetscene.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00503 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Existing elevations, roof plan and floor plan received to the Council 29th May 2013

Location plan, block plan, proposed elevations, floor plan and roof plan received to the Council 29th May 2013

Reason: - To ensure provision of a satisfactory development.