

DELEGATED OFFICER REPORT

PROPOSAL **Hip to gable loft conversion with rear dormer.**

LOCATION: 29 Durley Avenue, Waterloooville, PO8 8XA

REFERENCE NO: APP/25/00538

APPLICANT: Ms Pickering

APPLICATION TYPE: Householder planning permission

CONSULTATION EXPIRY DATE:

APPLICATION EXPIRY DATE: 02/09/2025

WARD: Cowplain

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a bungalow located in Cowplain. The dwelling features hardstanding to the front and features a rear garden. The dwelling features white render for the external walls and brown concrete tiles in a hip design for the roof. The application site is noted to be in an urban and residential area, with the character of the street featuring a variety of dwelling types, designs and external finishes.

2. Planning History

- 2.1 Is there any planning history relevant to the current application?

Yes

01/53098/002 - Single storey extension to side / rear (south-east) – Permitted 22/02/2001.

3. Proposal

- 3.1 Hip to gable loft conversion with rear dormer. The plans also show 2 front rooflights which would partially be on the converted roof.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

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

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Councillor D Keast – Cowplain	No comments received
Councillor Neil Bowdell – Cowplain	No comments received
Councillor Andrew Briggs – Cowplain	No comments received
Ecologist	This looks fine. Modern roof with tight fitting interlocking tiles. No justification for further information.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Public comments - Number of representations received: 1

Comment	Officer comment
I am writing to object to the proposed loft conversion with rear dormer as outlined in the above planning application. (redacted,) regarding the loss of privacy (redacted). (redacted, relates to privacy) The proposed development will: (redacted) relates to privacy,. I believe this proposal is contrary to the planning considerations relating to privacy, outlook, and design impact, as outlined by the Council's own policies. While we understand the need for the homeowners to improve their property, it should not come at the unreasonable expense of (redacted relates to privacy).	Objection is noted. Objection on privacy grounds is noted, and is assessed in section 7 of this report. See above.

I respectfully ask the Council to refuse this application or require amendments that relocate (redacted) to minimise the loss of privacy.	
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Material planning considerations are addressed in Section 7.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Parking
- (vi) Ecology

(i) **Principle of development**

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

(ii) **Appropriateness of design and impact on the character of the area**

7.3 The proposed development would involve a hip to gable of both sides of the dwelling and a rear dormer and 2No front rooflights.

7.4 The proposed hip to gable elements and front rooflights of the proposal would be readily visible upon the streetscene.

7.5 The proposed 2No front rooflights, would be partially on the gabled roofs as part of this proposal. As these 2No rooflights are measured at approximately 15cm projection from the roof slope, they would represent permitted development and are considered acceptable. Moreover, they are not considered to have an adverse impact on visual amenities or upon the character of the dwelling and are considered acceptable.

7.5 There is a permitted development fallback position for the hip to gable element of the works, under Part 1, Schedule 2, Class B of the GDPO, moreover there is a character of gabled roofs to the northeast and southwest of the application site and this element of the works is not considered to be out of keeping with consideration of the streetscene or upon the character of the dwelling.

7.6 Regarding the proposed rear dormer, The Havant Borough Design Guide SPD states “*Dormers are considered an acceptable way of providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line*”. It also states “*Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof*”

- 7.7 Whilst the dormer would feature a flat roof which would contrast with the existing dwelling, it would feature a reasonable set down from the ridge line of the dwelling and would feature a set off from the side elevations of the property. Whilst it would not accord in totality with the guidance from the Havant Borough Design Guide SPD, officers note that it would not be readily visible on the streetscene and owing to its set off from the ridge line and side elevations, it is not considered to dominate the rear roofslope. Having regard to these matters, it is considered an acceptable addition, and would have an acceptable impact upon visual amenities and the character of the dwelling.
- 7.8 Regarding materials, the dormers walls and side gables would feature light grey cladding which is considered acceptable owing to their locations on the dwelling. The gabled roofs would feature matching concrete tiles and the flat roof dormer would feature flat roof construction which are both considered acceptable
- 7.9 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) **Effect on neighbouring properties**

- 7.10 To the northwestern/western side and southeastern/eastern sides of the application site are properties at No 31 and No 27C Durley Avenue. Due to proximity, the main impact to assess would be in regards to these two properties. Owing to the nature and location of the works, properties to the front of the application site are considered to be acceptably impacted. Regarding properties to the rear, the hip to gable works are considered to acceptably impact properties to the rear. Regarding the rear dormer, it would be approximately 19.5 metres from Nos 8 and 9 Linda Grove's rear boundary's and approximately 31 metres from these property's rear elevations, with regards to this, the rear dormer is considered to acceptably impact these properties. The 2No. front rooflights are considered to have an acceptable impact on neighbouring properties.

No.31 Durley Avenue

- 7.11 To the northwestern/western side of the application site is No.31 Durley Avenue. The rear dormer would be set off from the western elevation and would not protrude to impact No.31's lounge window, in light of this, it is considered acceptable regarding overshadowing and overbearing concerns. Regarding overlooking concerns, as the rear dormer would face No.29's rear garden, and could only provide oblique views of No.31, it is considered to have an acceptable impact. Regarding the western side hip to gable, (as the eastern side hip to gable would not impact this property) it is noted that impacts would be on a side access, which is considered acceptable and upon No.31's eastern side elevation. Owing to that it would not protrude to impact No.31's side lounge window and that the first-floor side window on No.31 serves a bathroom the impacts are considered acceptable. The hip to gable on the western side is considered acceptable regarding overbearing and overshadowing concerns. Regarding overlooking concerns, there is 1No. side window to go on the western gable wall of No.29. This window would serve a bathroom and would be expected to be obscured and would face No.31's first floor side elevation which features 1No side first floor window which is obscure and this window is considered acceptable regarding overlooking concerns.

No.27C Durley Avenue

- 7.12 Regarding the rear dormer, it would be at a sufficient separation distance to prevent unacceptable overshadowing and overbearing impacts upon No.27C Durley Avenue. The rear dormer would feature rear fenestration, however it would not face No.27C's rear garden and at most could provide oblique views which is considered acceptable. The Hip to Gable on the western side of No.27C would not unacceptably impact No.27C Durley Avenue. The Hip to Gable on the eastern side of No.29 has been considered important to assess. Regarding this, there would be no additional windows as a result of the eastern side hip to gable, it is considered acceptable regarding overlooking concerns. Regarding overshadowing and overbearing concerns, it is noted that the hip to gable would feature a ridge height of approximately 6.3 metres and would feature a separation distance from the common boundary of approximately 5.9 metres, in light of this, this hip to gable is considered to have an acceptable impact upon No.27C Durley Avenue regarding overshadowing and overbearing impacts.
- 7.13 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) **Biodiversity Net Gain (BNG)**

- 7.14 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) **Parking**

- 7.15 The dwelling would go from 3 to 4 spaces, which would require 3 parking spaces on site to accord with the Havant Parking SPD. Whilst the block plan only features 2 parking spaces, the dwelling would continue to feature the existing carport/garage, which would provide 2 parking spaces on site. In light of this, the proposal is considered to accord with the Havant Parking SPD and Policy of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vi) **Ecology**

- 7.16 Regarding bat risk, due to extensive works to the dwelling's roof, the Council's Ecologist has been consulted during the application process. Regarding this, the Council's Ecologist has stated "*This looks fine. Modern roof with tight fitting interlocking tiles. No justification for further information*". In light of these comments, the proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00538

Conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

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

Drawing Number: 9145.25.1 : EXISTING PLANS, ELEVATIONS AND ROOF PLANS:
Uploaded 27 Aug 2025

LOCATION PLAN: Uploaded 27 Aug 2025

Drawing Number: 9145.25.0: BLOCK PLAN WITH PARKING: Uploaded 27 Aug 2025

Drawing Number: 9145.25.2 Rev A: PROPOSED FLOOR PLANS, ELEVATIONS AND ROOF PLAN: Uploaded 27 Aug 2025

Reason: To ensure provision of a satisfactory development.

Informative:

1. In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.