

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Loft conversion with side dormer, rooflights and raised ridge with associated roof alterations.
LOCATION:	48 Gladys Avenue, Cowplain, Waterloooville, PO8 8HS
REFERENCE NO:	APP/25/00560
APPLICANT:	Mr Golding
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	17/09/2025
APPLICATION EXPIRY DATE:	15/09/2025
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a two storey house located in Cowplain. The application site features parking to the front and side, and to the rear is the application site's rear garden. The property features render and brickwork for the external walls, and features a slate hipped roof.
- 1.2 The application site is in an urban and residential area, with the character of the street featuring an eclectic mix of building heights, designs and materials.

2. Planning History

Is there any planning history relevant to the current application?

Yes

88_51914 – Single storey rear extension – Permitted 25th October 1988.

3. Proposal

- 3.1 Loft conversion with side dormer, rooflights and raised ridge with associated roof alterations.

Officer comment: The side dormer has been reduced in size during the application process, following concerns from the visual bulk it would add at second floor.

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 one looks fine. Slate roof appears to be in sound condition, and roof void at least partly converted already. No justification for further information.
Southern Water	Southern Water has no objections to the proposed works.

6. Publicity and Community Involvement

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

Number of neighbour notification letters sent: 8

Number of site notices: 0.

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

(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 proposal would be readily visible on the streetscene and comprises of a loft conversion with a side dormer, rooflights and raised ridge with associated roof alterations.

7.4 The proposed 3No side 2nd floor rooflights which the agent has confirmed to be proposed at approximately 1.7m cill height are considered to have an acceptable impact upon the character of the dwelling and upon visual amenities.

7.5 The proposed ridge raising with a loft conversion has been considered important to assess. The site is on sloping ground, from the front elevation of the property, the dwelling's ridge height would go from approximately 8.7 metres to approximately 9.3 metres, and to the rear the dwelling would go from approximately 9.1 metres to approximately 9.7 metres. The neighbouring properties are noted to feature an approximate 6.5 metre maximum height. It is noted that the dwelling would go from approximately 2.2 metres taller than both neighbouring properties at No.46 to the southwest side and No.50 to the northeast side to approximately 2.8 metres taller than both properties. Whilst this would increase the contrast between No.48 and Nos 46 and 50 Gladys Avenue, It is noted that to the adjacent side of the road Nos 51,53 and 55 (No.53 being the tallest property) feature a very similar relationship, with Nos 51 and No.53, featuring a more stark relationship that would arise were this planning application to be permitted. Whilst the proposal would increase the contrast between No.48 and Nos 46 and 50 Gladys Avenue. With reference to the character of the street with two and three storey properties at [Nearby-nearby](#) Nos 53, 43,45 and 42A and 42B Gladys Avenue and their relationships between neighbouring single storey properties, officers on balance do not consider that the increased height as a result of the proposal would be discordant with the built environment seen on Gladys Avenue, and do not consider the proposal on balance to create a jarring impact when viewed on its street scene.

- 7.6 Regarding the roof alterations (gabling of the roof to the front and rear) that are proposed at No.48 Gladys Avenue. Officers do not consider this to have a discordant impact when viewed on the street scene. Officers note that there is a mix of hipped and gabled properties on the street scene, and note that the front gable would appear similar to the front gable at No.53 Gladys Avenue. Regarding this, officers consider that the roof alterations would have an acceptable impact upon visual amenities and upon the character of the dwelling.
- 7.7 Regarding the proposed side dormer (which requires planning permission due to adjoining the eaves of the dwelling and), officers note it has been reduced in width by approximately 1 metre during the application process. It would adjoin the existing side hipped roof. The amended side dormer proposal would reduce the full height section of the dormer in comparison to the superseded plan. Regarding the proposed side dormer, officers do note it would increase the bulk at the second floor of the property. Regarding dormers, 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*”.
- 7.8 Whilst the dormer would feature a flat roof in contrast with the pitched roof forms of the dwelling, and would adjoin the side hipped roof it would feature an approximate set off of 1 metre from the proposed ridge line of the dwelling, an approximate set off from the eaves line of the front of the property of 35cm and would feature a set off from the front elevation (gable) of approximately 2.8 metres. Whilst the superseded plans, were considered to create an unduly prominent addition to the property, the increased set off from the reduction of width of the proposed dormer when viewed from the front of property, lessens the increase of mass and bulk that would arise from this property and lessens the visual imposition of the flat roofed dormer on the roof slope. Officers note that the streetscene features 3No front dormers at No.54 Gladys Avenue and features a flat roof front dormer at No.36 Gladys Avenue. Whilst the dormer would be a divergence from the existing dwelling, owing to the reduction of mass and bulk to the amended dormer, officers consider on balance that it would not have a discordant relationship with the streetscene and consider it as an acceptable addition.

Materials

- 7.9 The works would feature matching materials to the existing property which is considered acceptable.
- 7.10 The design and appearance of the proposal is on balance 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 on balance the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) **Effect on neighbouring properties**

- 7.11 To the southwest and northeast sides of the application site are properties at No 46 and No 50 Gladys Avenue. Due to proximity, the main impact to assess would be in regard to these two properties. Owing to an approximate 28 metre separation distance from the works at the front elevation to properties opposite the application site, and an approximate 51 metre separation distance from the rear, officers consider properties to the front and rear of the application site to be acceptably impacted.

No.46 Gladys Avenue

- 7.12 To the southwest of No.48 is No.46 Gladys Avenue. The side dormer would not impact No.46 and would have an acceptable impact. The roof alterations including a front and rear hip to gable alteration and raised ridge have been considered important to assess. The front window would acceptably impact this property. Regarding the rear window, it would provide at most oblique views of No.46's rear garden which is considered acceptable. Regarding overshadowing and overbearing concerns, as the works would not extend the property to the rear, there would be an acceptable impact upon No.46's rear amenity space. Regarding No.46, its northeastern elevation is noted to feature 1No window at ground floor level, which serves a kitchen. Officers note this window is approximately 7.8 metres from No.48's southwestern side elevation. Officers have performed a 25 degree angle test as shown in Figure 5.2: Daylight checking for new buildings adjacent to existing homes in the Havant Borough Design Guide SPD. Regarding this, officers note that there would be an immaterial impact on overshadowing, and that furthermore, this dwelling is south of No.48 lessening the impacts of overshadowing. Regarding this, officers consider this to be acceptable. With consideration of the above, officers do not consider the works to have an unacceptable increase in overshadowing or the sense of enclosure of this property.

No.50 Gladys Avenue

- 7.13 Regarding overlooking concerns, the front window would acceptably impact No.50. The rear window would provide oblique views but this is considered acceptable. The side dormer would feature a window which is measured to be above 1.7 metres cill level, and will be conditioned to be no less than 1.7 metres above cill level and would have an acceptable impact. Regarding overshadowing and overbearing concerns, as the works would not extend the property to the rear, there would be an acceptable impact upon No.50's rear amenity space. Regarding the impacts upon No.50's southwestern side elevation, there is noted to be one ground floor side window which would be impacted by the works. Officers note this ground window is at present significantly overshadowed by No.50 and do not consider the works to materially increase impacts upon this window. It is also noted that there is a window at first floor level on the southwestern side elevation. It would appear to serve a habitable room, however it is considered to be a secondary window to the larger 1No rooflight that also serves this room. Whilst there would be an increased impact upon this window, owing to that it is not the primary window to this room, on balance officers do not consider this so severe to warrant the refusal of this planning application.

(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) **Ecology**

- 7.15 Due to extensive works to the roof, the Council's Ecologist has been consulted during the application process. Regarding this, the Council's Ecologist has stated "*This one looks fine. Slate roof appears to be in sound condition, and roof void at least partly converted already. No justification for further information*". Regarding this, officers consider unacceptable impacts to protected bat species as unlikely and consider the proposal to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and consider it acceptable in this regard.

(vi) **Parking**

- 7.16 The proposal would increase the number of bedrooms on site from 3 to 4 which would require 3 parking spaces to accord with the Havant Parking SPD. The application site features ample parking space, which would exceed the requirements of the Havant Parking SPD, and this proposal is considered to accord with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

8 Conclusions

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

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00560

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.time limit

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

Drawing Number: CFA FULL 02 Revision 3 : Amended proposed elevations, floor plans, roof plan, section plans, location plan and block plan: Uploaded 19/9/2025

Drawing Number: CFA FULL 01 Revision 01 : Existing plans and elevations_01REV_01: Uploaded 10/9/2025

Reason:—To ensure provision of a satisfactory development.

3. The external materials used 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.

4. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no roof alterations shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: In the interests of the amenities of the area and to prevent unacceptable impacts upon neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension and dormer hereby permitted the window in the second floor dormer on the north elevation shall feature a cill height of no less than 1.7m above finished floor level.

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.

6. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension and dormer hereby permitted the 3No rooflights in the second floor on the south elevation shall feature a cill height of no less than 1.7m above finished floor level and shall be retained as such thereafter.

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.

Informatives:

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:

You were updated about issues after the initial site visit,