

DELEGATED OFFICER REPORT

PROPOSAL	Loft conversion including replacement roof with raised ridge and front dormers and rear extension with loft accommodation.
LOCATION:	32 Cotwell Avenue, Waterloooville, PO8 9AW
REFERENCE NO:	APP/25/00894
APPLICANT:	Mrs Lauren Friend
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	16/12/2025
APPLICATION EXPIRY DATE:	16/01/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 32 Cotwell Avenue is a detached bungalow set to the south-eastern side of Cotwell Avenue. The property is finished in red and grey brickwork with white uPVC fenestration under a hipped concrete tile roof and is set back from the street behind an approximately 7.8m long driveway and a partially lawned frontage. There is a low brick wall across the front and north boundaries forward of the dwelling and low fencing with a trellis top to the south boundary. The driveway is a mixture of block paving and gravel and leads to an attached flat roofed garage on the north side of the house. The rear garden is approximately 30m long, as measured from the rear of the original house, and 11.5m wide and is predominantly bounded by 2m high close-boarded fencing, although there is a section of 2m high brick wall to the boundary behind the garage extending as far as the rear wall of a rear conservatory extension. The conservatory had been partially demolished at the time of visiting the site. There is mature tree and shrub planting along the rear boundary to the south-east.
- 1.2 The area immediately surrounding the application site is residential and is comprised of bungalows in a variety of styles and materials. Many of the properties nearby have been substantially altered with extensions of various types.

2. Planning History

No relevant history

3. Proposal

Loft conversion including replacement roof with raised ridge and front dormers and rear extension with loft accommodation.

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
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

<p>Ecologist</p> <p>Thank you for consulting me on this application. Based on my review of the application documents, I am content that the proposal is highly unlikely to result in ecological impacts.</p> <p>Overall, no further information is required in relation to ecological matters.</p> <p>If you have any queries, please don't hesitate to contact me.</p>
<p>Councillor David Keast</p> <p>No comments received.</p>
<p>Councillor Neil Bowdell</p> <p>No comments received.</p>
<p>Councillor Andrew Briggs</p> <p>No comments received.</p>

6. **Publicity and 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: 6

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 1

Comment	Officer Comment
[Redacted] has never been overlooked as the estate is primarily bungalows, which is what attracted me to this property in the first place. If these plans are approved, [Redacted] affecting the privacy [Redacted] my privacy is going to be adversely impacted [Redacted]	Impact to neighbouring properties is examined in detail in Section 7 below.

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) Parking provision
- (v) Biodiversity Net Gain (BNG)

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 proposals comprise a hip to gable loft conversion which includes adding approximately 0.95m to the overall ridge height and the addition of two pitched roof front dormers. The existing rear conservatory would be removed to facilitate the create of a new rear extension with loft accommodation. The proposed rear extension would be approximately 5m in length and 8.6m in width, spanning the rear of the host dwelling. It would have a maximum height of approximately 6.01m with a glazed gable to the rear. The proposals would provide larger open-plan living accommodation at ground floor and would create three new bedrooms and bathroom facilities at first floor.

7.4 The materials proposed are red multi bricks similar to those of the host dwelling, with dark grey slate effect tiles to the extension and replacing the existing dark grey concrete to the existing roof. The dormers would be finished in dark grey cladding boards and tiles to match. Fenestration would be predominantly white uPVC to match existing, with new doors in a dark grey. There is a wide variety of materials within the locality and the proposed materials are therefore considered to be acceptable.

7.5 During a visit to the site it was noted that, whilst the area predominantly consists of bungalows, a number of properties benefit from comparable development within the surrounding area. The proposed hip to gable loft conversion with raised ridge and front

dormers would be similar in appearance to development previously carried out at Nos.50 and 60 Cotwell Avenue, and at No. 4 Spring Vale. A number of nearby properties have carried out hip to gable additions with large flat roofed rear dormers and, in particular, No.36 Cotwell Avenue has been previously extended with a similar combination of roof and rear additions to the proposals under APP/18/00714. Nos.34 and 40 also have large pitched roof extensions. The development would result in a generous increase to both the volume and footprint of the original property, which is fairly modest. However, the extension does not extend beyond the side elevations of the property and given the overall plot size it is considered that the proposals could be comfortably accommodated within the extent of the site. The slight increase in ridge height has been carried out elsewhere nearby so that the roofscape already contains some variation and the development would maintain a visible gap between properties to prevent a terracing effect. Overall, it is considered that the proposals would enhance the appearance of the property and would be acceptable in the context of the site and wider street scene.

- 7.6 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). 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

- 7.7 To the north-east is No.34 Cotwell Avenue, which has been previously extended with a large, pitched roof addition to the rear. The property includes a garage to the south which is attached to the garage of the host dwelling. Behind the garage, No.34 has a south-west facing bedroom window and a visit was made to assess the potential impact of the proposal on this room in particular. The window in question looks out to the brick boundary wall and an area of hardstanding between the garage and a timber shed, and as such has fairly limited views. Whilst the proposed hip to gable addition and rear extension would have an impact, in terms of light, outlook and a sense of overbearing, it is noted that a hip to gable addition without the raised ridge and a similar depth rear extension could potentially be carried out under a combination of Permitted Development and Prior Approval, resulting in a comparable impact. Moreover, the roof of the rear extension pitches away from the property boundaries which would reduce the perception of overbearing. It is also noted that no letters of objection were received from this property and no concerns were expressed during the visit. On balance, it is considered that the impact from the proposals would not be unacceptably adverse to the overall amenity currently enjoyed at this property and would not justify a refusal.
- 7.8 To the south-west is No.30 Cotwell Avenue, a detached bungalow that has previously been extended to the rear with a flat roof addition. No.30 has two ground floor windows facing the site, however both are obscure glazed, serving a bathroom and kitchen. The kitchen is open to the dining area, which has a large bay window facing the private garden that serves as the main source of light and outlook. The proposed rear extension would be approximately the same length as the extensions at Nos.30 and 34 and would therefore have little impact to the rear facing windows or amenity spaces of these properties. The agent has provided a section indicating that all proposed rooflights would be set at high level to prevent overlooking. The impact to Nos 30 and 34 is therefore overall considered to be limited and acceptable.
- 7.9 The rear boundary of the site adjoins both Nos. 13 and 15 Spring Vale to the south-east, which are set at a slight angle to the dwelling so that No.15 is at a slightly greater distance. The proposals would be set at least 23m from the rear boundary and 44m from the closest habitable rooms within the rear extension at No.13. This is substantially in excess of the minimum back-to-back distances recommended in Section 5.05 of the

Havant Borough Council Design Guide SPD (2011), which goes on to note in Section 5.06 that some overlooking of gardens from the upper floors of dwellings will be unavoidable in most urban and suburban housing layouts. The point was previously raised as part of the report for APP/18/00714 that the principle of adding first floor windows to a bungalow is not in itself unacceptable and could be achieved under Permitted Development, which makes provision for hip to gable loft conversions and rear facing dormers. Whilst the proposals would be visible from Nos.13 and 15, given the separation distances involved and the suburban nature of the locality the impact to these properties is considered to be limited and acceptable.

- 7.10 Consequently, it is considered that the proposal will 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).

(iv) Parking provision

- 7.11 The proposals would increase the number of bedrooms from two to five and therefore sufficient parking for three vehicles is required. The agent has provided a parking plan indicating that there is sufficient space for three vehicles within the existing frontage, and it was observed during a visit to the site that the hardstanding had been recently extended to make provision for this. The proposals are therefore considered to meet the requirements specified in the Havant Borough Council Parking SPD (2016) and are in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 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.

9. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00894 subject to the following conditions

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

Location Plan, Block Plan, Existing and Proposed Plans and Elevations 01

Car Parking Plan 02

Section with Rooflight Heights received 15 January 2026

Reason: To ensure provision of a satisfactory development.

- 3 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.

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:

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