

DELEGATED OFFICER REPORT

Site Address:	11A Willow Tree Avenue, Waterloooville, PO8 8AL		
Proposal:	Hip to gable roof alteration and rear dormer.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00881	Expiry Date:	23/12/2024
Applicant:	Mrs & Mrs Farrow & Tillson		Case Officer: Selina Donophy
Agent:	Mr Bessant JB Architecture Design		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

This application site comprises a semi -detached bungalow located on the north east side of Willow Tree Avenue, Waterloooville. This property has a hipped roof with elevations formed from brickwork. To the front of the site is a hardstanding with parking space for a vehicle with a front garden area . The area is residential in character.

2 **Planning History**

APP/18/00479 - Single storey side extension., PERM,03/07/2018

3 **Proposal**

Hip to gable roof alteration and rear dormer.

4 **Policy Considerations**

National Planning Policy Framework
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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 **Statutory and Non Statutory Consultations**

Councillor Andrew Briggs

No comment received

Councillor D Keast - Cowplain

No comment received

Councillor Neil Bowdell - Cowplain

No comment received

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

(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 This proposal comprises a hip to gable roof extension and a rear dormer with three rooflights to the front roofslope and one rooflight to the rear roof slope . The proposed rear dormer would have dimensions of approximately 5 metres width and 2 metres height and would slope down from the roof ridge. The dormer windows would serve the newly created master bedroom , with the rear velux serving a bathroom , the other

rooflight windows to the front elevation would serve the stairwell , shower room and bedroom. Proposed materials include concrete tiles to the hip to gable roof extension to match existing and weatherboard cladding to the rear dormer.

- 7.4 It is noted that there are many other properties which have been developed in the same manner as this within the immediate streetscene . Whilst the rear dormer would not directly match that of the attached property, there is an existing mismatch of rear dormer sizes and styles in the roofspace already as well as a mixture of materials used. Overall the dormer and roof extension are considered to be acceptable additions to the property.
- 7.5 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

- 7.6 To the east of the application site is the attached property, no 15 Willow Tree Avenue . To the west of the application site is no 11 Willow Tree Avenue . Whilst the dormer windows would create new first floor windows, the view of these windows would mainly look down the rear garden of the application site . The hip to gable roof extension would increase the roof bulk adjacent with no 11 however this is set off the shared boundary and the additional impact is not considered to cause significant harm to the amenity of no 11. To the rear there are no residential properties as the site backs on to the recreation ground.
- 7.7 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) Parking

- 7.9 The number of bedrooms would remain the same and therefore no further parking allocation is required on site.

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.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application
APP/24/00881

subject to the following 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:

28 Oct 2024	PL.840.24.03 D	PROPOSED FLOOR PLANS
28 Oct 2024	PL.840.24.04 D	PROPOSED ELEVATIONS
PL.840.24.01 A	EXISTING GROUND FLOOR PLAN, LOCATION AND BLOCK PLAN	

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.