
Site Address:	48 Ferndale, Waterloooville, PO7 7PA		
Proposal:	Extend existing front and rear dormers, change roof tiles.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00531	Expiry Date:	10/09/2024
Applicant:	Mr & Mrs Molloy		
Agent:	Mr Stanley	Case Officer:	Denise Sheath
	The Loft Conversion Company		
	(Portsmouth) Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached chalet bungalow located on the east side of Ferndale, Waterloooville. This property has a barn hipped roof and a flat roof dormer to the front and rear roof slope. The front of the property is laid to lawn with a hardstanding allowing for the parking of vehicles on the site. A detached garage is located to the rear northern side boundary. The rear garden is laid to lawn. The rear boundary treatment consists of 1.8m wooden fencing with the rear side boundary treatments a mixture of low level brick walls and shrubbery/hedging and 1.8m fencing. The front boundary treatment consists of an approximate 1m brick wall with brick piers and hedging.

2 Planning History

None relevant

3 Proposal

Extend existing front and rear dormers, change roof tiles.

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)

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: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

No comments received.

Property Services Manager

No comments 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: 6

Number of site notices: Not applicable.

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) 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 the enlargement of the front dormer alongside the enlargement of the existing flat roof rear dormer. The front dormer would be extended by approximately 1.4 metres in width with an extra window added to allow for an enlarged of the front bedrooms. The proposed rear dormer (which would replace the small dormer currently to the rear roof slope) would have dimensions of approximately 7.85 metres in width, 2.8 metres in height and 3 metres in depth. The enlargement of the rear dormer will allow for an additional bedroom within the roof space.

7.4 A change to the existing roof tiles at the property from brown hung tile to a grey concrete roof tile. It was noted during the site visit that other properties within Ferndale have altered the existing roof materials to a grey style roof tile. It is therefore considered that the proposed roof tile replacement would not have a harmful impact upon the character of the streetscene. The front dormer and rear would have the external finish of grey roof tile to match the proposed new roof tiles of the main dwelling roof.

- 7.5 With regard to the proposed dormer enlargements, the extension of the front dormer is considered to be acceptable- other properties in the area have dormers of a similar size and dormers feature on most of the properties of this design within the streetscene. The proposed rear dormer is larger than those within the surrounding area, and the width and height add some degree of mass and bulk to the rear roof slope. On balance however, it is set down from the ridge and up from the eaves and there is some separation from both sides of the roof slope. Its size also falls well within normal 'permitted development' tolerances for rear dormers. With this in mind it is considered the rear dormer is an acceptable addition.
- 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 of the application site is no 50 Ferndale. The rear dormer would introduce an additional 2No. windows at first floor level however these windows would have views principally down the rear garden of no 48 and not directly down into adjoining private amenity spaces. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.8 To the south of the application site is no 46 Ferndale. The rear dormer would an additional 2No. windows at first floor level however these windows would have views principally down the rear garden of no 48 and not directly down into adjoining private amenity spaces. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 To the rear of the site is land belonging to Havant Borough Council - no impact to the rear has been identified.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 The proposed dormer extensions would create an additional bedroom taking the property from a 3 bedroom property to a 4 bedroom property. In order to comply with the Borough's Parking SPD three parking spaces are required to be provided onsite.
- 7.12 A Proposed Parking plan has been provided which has shown there is sufficient space to the front of the property and garage for the parking of 3no. vehicles therefore the works are considered to be acceptable and accord with the SPD.

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/24/00531 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:

Application Form - Received 17 July 2024
Location Plan (sheet 11) - Received 12 July 2024
Block Plan (sheet 10) - Received 12 July 2024
Parking Plan - Received 22 August 2024
Existing Ground floor plan (sheet 1)- Received 12 July 2024
Proposed First Floor Plan (sheet 2) - Received 12 July 2024
Existing and Proposed Front Elevations (sheet 3) - Received 12 July 2024
Existing and Proposed Rear Elevations (sheet 4) - Received 12 July 2024
Existing and Proposed Northern Side Elevation (sheet 5) - Received 12 July 2024
Existing and Proposed Southern Side Elevation (sheet 6) - Received 12 July 2024
Section A-A (sheet 7) - Received 12 July 2024
3D Model Drawings (sheet 9) - Received 12 July 2024

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.

- 4 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.