
Site Address:	39 Geoffrey Avenue, Waterloooville, PO7 5BH		
Proposal:	Construction of pitched roof dormer to front elevation.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00586	Expiry Date:	22/09/2023
Applicant:	Mr Banting		
Agent:	Mr Ralph	Case Officer:	Bethany Crowther
	JM Ralph Associates		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached property located on the west of Geoffrey Avenue. The dwellinghouse comprises brickwork and render with a tiled pitched roof. To the front of the property is a gravel driveway, with a shared drive giving access to the rear of the property.

It was noted on a site visit that there were a number of front dormers on the bungalows within Geoffrey Avenue, however there was no presence of front dormers on the 2 storey properties.

2 Planning History

95/57524/001 - Detached garage to rear, PERM,23/06/1995

92/57524/000 - Rear conservatory, PERM,

08/57524/002 - Ground floor rear extension, loft conversion including rear dormer and alterations to roof and gable wall. Internal alterations., PERM,22/09/2008

3 Proposal

Construction of pitched roof dormer to front elevation.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Councillor Ryan Brent

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The installation of dormers to replace existing roof lights and associated building works at 39 Geoffrey Avenue will have a negative impact and should be rejected for 3 reasons.	
Privacy The proposed dormers will overlook the gardens and rear windows of the bungalows in Nos 27 to 35 Lansdowne Ave. This is a significant loss of privacy compared to the existing roof lights and will have an adverse negative impact on those neighbours.	The effect on neighbouring properties will be assessed in Paragraph 7 of the report.
Design No house in the locality has front facing dormers; their installation would be contrary to high quality design policy and detract from the design of the street. A few single-story bungalows in the area were historically allowed to install forward facing dormer windows.	On a site visit it was noted that a number of bungalows in the locality contained dormer windows. The design of the proposal will be assessed in paragraph 7. The fact there currently there are no other front dormers serving two storey properties in Geoffrey Avenue does not

More recently my property was refused planning permission for dormer windows that face on to Geoffrey Avenue.	justify a refusal for this application. In this case, the proposed dormer windows meet the requirements as set out in the Councils Design SPD. The visual impact on the character of the area is considered acceptable. It is acknowledged that there was a historic planning refusal for a dormer window, however national and local policies have adapted since this application.
Parking Parking is at a premium in Geoffrey Avenue, Lily Avenue and Lansdowne Avenue. The roads are fairly narrow and as a consequence it has become routine for cars and vans to "park" on the pavement, frequently obstructing it, forcing pedestrians in to the road and damaging the pavement. Access [REDACTED] from Geoffrey Ave has been obstructed in particular for a user of a mobility scooter. Directly opposite 39 Geoffrey Avenue is an access to the gardens of numbers 27 to 33 Lansdowne Ave, which for some is their only rear access and also acts as an emergency entry point. This has on occasion been blocked.	It is noted that the proposed dormers would serve the existing bedroom. There would not be a creation of a new bedroom and therefore would not require further provision for car parking on site. Any existing concerns over damage to the highway and the use of highways by members of the public can not justify refusal of this planning application. Any concerns relating to the highway should be reported to Hampshire County Council Highways.
Conditions relating to planning application 08/57524/002 for 39 Geoffrey Ave required the provision of a minimum of 3 parking spaces that has not been realised in practice. In addition, a very successful business operates from 39 Geoffrey Ave which causes staff and/or associates and visitors parking on the pavements in Geoffrey Avenue, often for a large part of the day. Although the dormer windows will not directly influence parking should they become accepted practice then a wider uptake will encourage more upward development and greater parking pressure in this locality.	The agent has confirmed that the provision of 3 parking spaces are provided on site and has been illustrated on the proposed site plan.

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

(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 is for two pitched front dormers to the front elevation of the property. The proposed dormers would be visible from the street scene and would see the introduction of front dormers on the two-storey properties in the street. The proposed works would use concrete tiles to match existing and brown PVCu windows to match existing. The materials are in keeping with the main dwelling and therefore considered acceptable. The front dormers have been designed in accordance with the Havant Borough Council Design SPD and are therefore considered acceptable in design.

7.4 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

7.5 To the north of the application site is adjoining property No. 41 Geoffrey Avenue. The proposed dormers are considered to not result in harm to the amenity of this property. To the south of the application site is No. 37 Geoffrey Avenue. The proposed dormers are considered to not result in harm to the amenity of this property. There are no properties located to the rear of the application site.

7.6 To the east of the application site are the rear gardens of No. 35 Lansdowne Avenue and No. 32 Lily Avenue. Whilst it is acknowledged that the front dormer windows would introduce a new viewing point and therefore would lead to a degree of overlooking, it is considered that they would not lead to an adverse impact in terms of loss of privacy and overlooking, and not justify a refusal. The windows would serve a bedroom and therefore would have minimal use throughout the day. It is considered that any overlooking would likely occur during the evening, when the gardens are less likely to be in use. The gardens can also be seen from the street scene. In light of the comments above, whilst there may be some degree of overlooking, it would not justify refusal.

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.

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 Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00586 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:

PROPOSED PLANS & ELEVATIONS 22/123/003 P4

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.