
Site Address: 42 Shillinglee, Waterlooville, PO7 5RW
Proposal: Roof alteration to form new side gable wall. Full width dormers on front and back with matching mansard roof finish.
Application No: APP/22/01196 Expiry Date: 06/02/2023
Applicant: Mrs Goodwin
Agent: Mr Abate Case Officer: Graham Speller
 Drawing Technical
Ward: Purbrook
Site Visit Date: 19/01/2023

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1 The site is located on the northern side of Shillinglee and is occupied by a semi detached bungalow with rooms in the roof featuring front, rear and side dormer windows.
- 2 The surrounding area is residential in character comprising bungalows many of which have been extended in the roof space with dormer windows being a feature in the street scene.

2 Planning History

09/50273/000 - Single storey rear extension., REF,26/11/2009
APP/10/00007 - Single storey rear extension. , PERM,01/06/2010
APP/13/00472 - Extension of time limit for implementation of Planning Permission
APP/10/00007 for a single storey rear extension., PERM,11/07/2013

3 Proposal

- 3.1 Roof alteration to form new side gable wall. Full width dormers on front and back with matching mansard roof finish.

4 Policy Considerations

National Planning Policy Framework 2021
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comments received.

Councillor Husky Patel

No comments received.

Councillor Ms C Howard - Purbrook Ward

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: 8

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 As noted above, the property forms part of two semi detached bungalows. The property, the subject of this application, has already been extended into the roof and features dormer windows. Therefore, the pair of semi detached bungalows already appear 'unbalanced' in the street scene.

7.4 The proposals would introduce a gable end with larger dormer windows to the front and rear. Whilst these would be quite prominent in the street scene there are other examples in the immediate vicinity of relatively large dormer windows. The proposed dormer windows would, however, be set down from the ridge and in from the side and some distance from the eaves thereby giving a subordinate appearance in the street scene in compliance with the design guide SPD. The applicant's agent has confirmed that the ridge height will not be raised and remains the same as the existing.

7.5 It is proposed to use cladding to the gable end at first floor and the new dormer windows

would have similar cladding. Other dormer windows in the immediate locality have differing materials and in this context the use of such materials is, on balance, considered acceptable.

- 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 The rear dormer incorporates a small Juliet balcony as well as two other windows but due to the distances involved it is not considered this would give rise to unacceptable overlooking. Whilst the gable end would incorporate a window at first floor, this would serve the staircase and there is already an existing dormer window to the western elevation. The other elements are also considered acceptable in terms of impact on adjoining properties.

- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

- 7.9 There is no increase in the number of bedrooms and therefore no requirement for any increased parking provision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01196 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:
 - 1 REV A - EXISTING PLANS AND ELEVATIONS
 - 2 REV A - PROPOSED PLANS AND ELEVATIONS

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.