
Site Address: 22 Aldermoor Road, Waterloooville, PO7 5ND
Proposal: Proposed hip to gable roof alterations along with front dormer and rear dormer with juliet balcony
Application Type: Full Planning Permission
Application No: APP/23/00231 Expiry Date: 25/05/2023
Applicant: Mr & Mrs Talbot
Agent: Mr Page Case Officer: Selina Donophy
GRP Architectural Design
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, semi detached dwellinghouse located on the south side of Aldermoor Road, Waterloooville. This property has a hipped, tiled roof with render and brickwork to the elevations. To the rear is a back garden and towards the front is a paved driveway with a low brick boundary wall to the front elevation.

2 Planning History

None relevant

3 Proposal

Proposed hip to gable roof alterations along with front dormer and rear dormer with juliet balcony

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 Diana Patrick
No comment received

Councillor Elizabeth (formerly Dianne) Lloyd
No comment received

Councillor S Milne

No comment received

Property Services Manager

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) Parking
- (v) Flood risk

- (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 application proposal comprises a rear dormer, front dormer and hip to gable roof extension. The proposed rear dormer would have dimensions of approximately 2.3 metres height, 5.3 metres width and 3.2 metres depth. It would have a flat roof and would feature a Juliet balcony to the rear serving the newly created second floor master bedroom and an ensuite bathroom window also to the rear dormer. Proposed materials include vertical hanging tile to match existing. The proposal also includes a hip to gable roof extension to allow for the construction of the rear dormer which would result in a pitched roof. A flat roof dormer is also proposed to the front roof slope which would have a width of approximately 2.6 metres , a height of 1.4 metres and a depth of 2 metres. This would also serve the master bedroom . A velux is also proposed to the front elevation roof slope which would serve the stairwell. A side elevation window is also proposed to the landing / stairwell . The proposed materials would also comprise of roof tile to match existing to the front dormer and the roof

extension.

- 7.4 The proposed rear dormer is large in scale and generally smaller dormers which sit more subserviently within the roof slope would be favoured by the LPA. Despite this, in this instance it is considered that something of a very similar scale could be constructed without acquiring planning permission. There are also many other dormers of a similar scale and appearance located to rear roof slopes in the immediate area. The materials would be in keeping with the main roof which would result in a more subtle appearance. The proposed front dormer would be smaller in scale and would be set up from the eaves line. It is deemed to be generally subservient in appearance and there are other examples of dormers of a similar design within the streetscene and therefore this is not judged to be a harmful addition. The hip to gable roof extension also could be completed without planning permission as the volume with the rear dormer would fall within the criteria allowed for a semi-detached dwelling. Similarly other properties have also been extended in this way and this is considered to be acceptable within the character of the area.
- 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 west of the application site is the adjoining property, No. 20 Aldermoor Road. The proposed rear dormer would have views directly down the rear garden of the application site and not down towards private amenity spaces adjacent.
- 7.7 To the east of the application site is No. 24 Aldermoor Road. The proposed rear dormer would have views directly down the rear garden of the application site and not down towards private amenity spaces adjacent. The proposed side landing window would not offer any new views that the existing first floor side elevation window does not already offer.
- 7.8 To the rear is no 4 Ivy Court - there would be over 40 metres separation distance between these properties which exceeds the minimum separation distance requirements as specified in the Havant Borough Design Guide SPD.
- 7.9 Consequently, it is considered that the proposal would 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

- 7.10 There are two parking spaces on the frontage and the applicant has confirmed the rear garage also provides parking space accessed from the rear- this would meet the 3 parking spaces requirement for a property of this bedroom number as specified in the Havant Parking SPD.

(v) Flood risk

- 7.11 A small section of the rear garden is within Flood Zone 2 . The applicant has provided a Flood Risk Assessment however additional ground floor accommodation is proposed and the house and access is located outside the flood zone.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00231 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:

30 Mar 2023	FLOOD RISK ASSESSMENT
22221 PL300	PROPOSED FLOOR PLANS (FIRST & SECOND FLOOR)
22221 PL301	PROPOSED ELEVATIONS
22221 PL302	LOCATION AND BLOCK PLAN

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.