
Site Address:	69 Geoffrey Avenue, Waterlooville, PO7 5BH		
Proposal:	Larger front and rear dormer windows.		
Application No:	APP/21/00184	Expiry Date:	14/05/2021
Applicant:	Mr Charles Butcher		
Agent:		Case Officer:	Graham Speller
Ward:	Purbrook		
Site Visit Date:	29/03/2021		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is situated on the western side of Geoffrey Avenue and is occupied by a semi detached single storey bungalow with rooms in the roof served by front and rear dormer windows.

The locality is characterised by houses that have both front and rear dormer windows within the roof space of varying designs, some with Juliet balconies.

2 Planning History

08/70549/000 - Raise roof of existing garage from sloped roof to pitched. Raise existing block wall to take pitched roof for car port and add one brick pier to support for car port., UNK,
APP/10/00326 - Provide pitched roof to existing flat roof garage., PERM,10/08/2010
09/70549/001 - Enlarged rear dormer and balcony. New pitched roof on existing detached garage., REF,22/12/2009

3 Proposal

Larger front and rear dormer windows. The rear dormer window would have a 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)

Submission Version Havant Local Plan

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

One letter of objection raising the following concerns:

- Proposal is almost identical to previously refused application
- New dormers are larger than the ones that were rejected
- Will remove light to living room
- Overbearing and oppressive design
- Loss of privacy

One letter of support making the following comments:

- Would make the houses on the street seem all the same and enhance the profile of the street
- Immediate neighbour has front and back dormers of the same size
- Neighbours have the same size dormer and have not lost any light
- Would not have a detrimental effect on other properties

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 A similar application for an enlarged rear dormer window was refused planning permission in 2009. However, that proposal also included a new balcony area.
- 7.4 The current applicant would also comprise a larger rear dormer window but with a Juliet balcony and no balcony area created.
- 7.5 The proposals also include a larger front dormer window, however, a number of other properties have similar front dormer windows.
- 7.6 It is noted that the adjacent property at No.71 has larger front and rear dormer windows and in the context of other properties in the locality, which have also been similarly extended, it is considered that there would be no adverse impact on the character of the area as a result of the development. The similar developments that have been granted planning permission are at No's. 57, 79 & 85 and there is also a similar development at No.83. As such, these developments have set a precedent in terms of the impact on the character of the area.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and having cognisance to similar developments that have been carried out in the locality 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

- 7.8 The property already has both front and rear dormer windows. Whilst the proposal would result in larger front and rear dormer windows, there is already a rear dormer window serving a bedroom. The proposal would introduce a larger Juliet balcony window to serve the bedroom and this could be perceived to increase the level of overlooking to the neighbouring properties and the objection is noted. However, as noted above, there are other examples of this type of development in the locality with similar relationships with adjoining properties. Whilst oblique views of neighbouring properties may be achievable, the rear dormer window would primarily look out to the rear garden and it is not considered that there would be a significant increase in potential overlooking of neighbouring properties as a result of the development.
- 7.9 Whilst the size of the existing dormer windows would be increased, it is considered that the relationship with adjacent properties is not dissimilar to other properties that have been extended in a similar manner. An objection has been raised that, amongst other things, the proposals would appear overbearing and would have an oppressive design. However, the design of the proposals is not dissimilar to that carried out at the adjacent property and it is not considered that it would result in an overbearing impact.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a significant potential increase in overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(i) Parking

- 7.11 Whilst the proposals would increase the number of bedrooms from 2 to 3, the parking standards require two spaces for either a 2 or 3 bedroom house. This can be accommodated on the site and would not be affected by the proposals.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the visual amenities of the street scene 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/21/00184 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:

LOCATION PLAN

PROPOSED FLOOR PLANS AND ELEVATIONS

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.