
Site Address:	53 Frogmore Lane, Waterloooville, PO8 9QN		
Proposal:	Single storey rear extension, loft conversion including front and rear dormers		
Application No:	APP/20/00826	Expiry Date:	03/12/2020
Applicant:	Mr & Mrs A McCloud		
Agent:	Mr D Treagus	Case Officer:	Joseph Toole
	Derek Treagus Associates		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

53 Frogmore Lane, Waterloooville, is located to the west side of Frogmore Lane. The application site is a semi detached bungalow comprising white render and brown roof tiles. Vehicular access is from Frogmore Lane with parking to the front and side.

The property is located within a residential area with properties of similar design.

2 Planning History

07/72432/000 - Demolish front extension and replace with bay window. Front and rear dormers providing additional living accommodation within roof space. , PERM,03/08/2007

APP/11/00204 - Outline application for erection of 6No. houses and 8No. flats (consisting of 4No. 4 bed semi-detached houses, 2No. 3 bed semi-detached houses and 2No. 2 storey buildings, each containing 4No. 2 bed flats), with associated garage blocks and parking., REF,23/06/2011

APP/17/01274 - 4No. detached bungalows with associated carports, parking and access and hobby workshop to no.55 Frogmore Lane., REF,29/03/2018

3 Proposal

Single storey rear extension, loft conversion including front and rear flat roofed dormers.

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)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

No Comment.

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: 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 The proposed development would involve a single storey rear extension and a loft

conversion including front and rear flat roofed dormers. The proposed rear extension would be used as a family room and have a width of approximately 4.4 metres, a depth of approximately 3.8 metres and a flat roof with a rooflight having a maximum height of approximately 3.5 metres. The proposed front dormer would have a length of approximately 5.4 metres, a depth of approximately 2.7 metres and a flat roof with a height of approximately 2 metres. The proposed rear dormer would have a maximum length of approximately 6 metres, a maximum depth of approximately 3 metres and a height of approximately 2.4 metres. The dormer are set below the ridge line.

- 7.4 The proposed development would have render and concrete tiles to match the existing dwellinghouse with EDPM roofs. This is considered to be in keeping with the character of the area.
- 7.5 The proposed development would be visible from the street scene in the form of the loft conversion with a front dormer. Many of the properties within the immediate area have loft conversions with flat roofed front dormers including the properties either side. The proposed rear dormer extension would be partly visible from the street scene along Willow Side. It is considered the proposed development would be in keeping with the character of the area due to other properties having similar designed dormers within the street scene.
- 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 front there would be two windows serving 2 bedrooms on the first floor in the dormer. This would create views onto the public highway and front gardens of the properties opposite. This is not considered to overlook any private amenity space.
- 7.8 On the south side of the property the front door would be relocated to this elevation with two small windows either side. This would be screened by the existing 1.8 metre high fencing along the shared boundary with No.51 Frogmore Lane and be offset by the driveway. There would also be a window in the proposed rear extension with views screened by the existing garage. The proposed works would not appear overbearing or result in overshadowing with the side wall of No.51 Frogmore Lane and the application site being approximately 4.5 metres away.
- 7.9 Along the north side of the property next to No.55 Frogmore Lane the proposed rear dormer and rear extension would be visible. Due to the orientation of the works it is not considered to harmfully overshadow the neighbouring property. Due to No.55 Frogmore Lane's extension it is also considered not to appear overbearing.
- 7.10 To the rear there would be bi-folding doors in the proposed rear extension. This would face out onto the rear garden with views screened by the 1.8 metre high fencing on either side. Within the proposed rear dormer there would be two windows facing out onto the rear garden. This would create similar views to those which are already established within the area and is not considered to be materially harmful to the residential amenity of the surrounding area.
- 7.11 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

- 7.12 The proposed development would increase the number of bedrooms from 2 to 3 therefore 2 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate 2 car parking spaces. Therefore, this is deemed acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and 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/20/00826

- 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 Location and Block Plans

Proposed Ground Floor Plan - 20/913/01

Proposed First Floor Plan - 20/913/02 REV B

Proposed Elevations - 20/913/03 REV B

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.