
Site Address:	9 Timberlane, Waterloooville, PO7 5PH		
Proposal:	Installation of dormer to west elevation and increase in size of existing dormer on east elevation.		
Application No:	APP/20/00328	Expiry Date:	23/06/2020
Applicant:	Mr Wright		
Agent:	Mark Tuson	Case Officer:	Joseph Toole
	MT Planning		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Timberlane, Waterloooville, is located to the north of Timberlane within a cul-de-sac. The application site is a detached chalet bungalow comprising white render on the ground floor with brown tile hanging and detailing on the first floor and concrete roof tiles. There is an existing side dormer facing No. 8 Timberlane. Vehicular access is from Timberlane with parking to the side.

The application site is located within a residential area with some detached chalet bungalows of similar design and other two storey properties.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photographss of the application site which have been used to inform this decision.

2 Planning History

07/72002/000 - Rear addition and raising existing roof to form 2 bedrooms and a bathroom., REF,06/03/2007

07/72002/001 - Proposed addition of single storey conservatory to rear of existing detached bungalow. , PERM,12/02/2008

3 Proposal

Installation of dormer to west elevation and increase in size of existing dormer on east 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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

No Comment.

Developer Services, Southern Water

Southern Water has no objection to the above proposal.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
No objections to the proposed development.	Noted

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) Flooding
- (vi) Drainage

(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 the installation of a dormer on the west side and an increase in size of the existing dormer on the east side. This would allow space for 3 bedrooms, two en-suites and a bathroom on the first floor. To the west the proposed side dormer would have a length of approximately 9 metres, a maximum depth of approximately 2 metres and a maximum height of approximately 2.5 metres. To the east the existing side dormer would be extended in length by approximately 3.1 metres on both sides, to be the same length, height and depth as the other proposed dormer.

- 7.4 The proposed dormers would have tile hung dormer cheeks with profiled concrete tiles to match the existing dwellinghouse. This is considered to be inkeeping with the context of the main dwellinghouse.

- 7.5 The proposed development would be visible from the public realm. It is worth noting the size and scale of the development would be acceptable under permitted development however it requires the approval of a formal planning application as some of the side windows would be clear and below the 1.7 metres eil height. Under reference 07/72002/000 the property had an application for a rear addition and raising existing roof to form 2 bedrooms and a bathroom. This was refused on design terms and the increase in overlooking it would create. This application does not increase the height of the existing roof, with the dormer set slightly down from the ridge and off the eaves. As a result, this is considered not to have an adversely negative impact on the character of the area and would be, on balance, be acceptable in design terms outlined in the Havant Borough Design Guide SPD.

- 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 Discussions took place with the applicant's agent regarding the concern the proposed development would overlook the private amenity space of No. 8 and No. 10 Timberlane. The applicant's agent dated the drawings and added in obscure glazed windows on some of the windows which would remove overlooking of immediate private amenity space. This was accepted and the plans re-consulted.

- 7.8 There would be no alterations to the front or rear of the property.

- 7.9 To the east side, there would be three windows in the proposed side dormer. The window serving the front bedroom would be clear, this would not overlook any private

amenity space looking over the roof of No. 8 Timberlane. The middle window serving the landing view is already established and is thus deemed acceptable. The furthest window from the front would serve a bedroom to the back. This would be obscure glazed to reduce overlooking into No. 8 Timberlane's private amenity space. It is worth noting that the view from this window would face the side wall of No. 8. The proposed dormer would be set in the roof and would not appear overbearing or result in the loss of light due to its orientation.

- 7.10 To the west side, there would be four windows in the proposed side dormer. The window serving the front bedroom would be clear and face the property's driveway and roof of No.10 Timberlane. This is considered not to overlook the immediate private amenity space of No. 10 Timberlane and is thus deemed acceptable. The other three windows serving a bathroom, en-suite and the rear bedroom would be obscure glazed to reduce overlooking to No.10 Timberlane's private amenity space. This would be deemed acceptable. The proposed dormer would be as mentioned set in the roof and would not appear overbearing or result in the loss of light due to its orientation.
- 7.11 There would be four rooflights on the proposed side dormers, two serving the front bedroom and one in each of the bedrooms to the rear. This would be solely for getting natural light into the rooms and is deemed acceptable.
- 7.12 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

- 7.13 The proposed development would result in the increase in the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces in line with the proposed site plan. Therefore, it is in accordance with the Havant Borough Car Parking SPD and is thus deemed acceptable.

(v) Flooding

- 7.14 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) and unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.15 The site falls within Flood Zones 3. There would be no net increase in hardsurfacing associated with the development that would increase water run-off and due to the minor nature of the proposal would be unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(vi) Drainage

- 7.16 Southern Water were consulted on the application and raised no objection.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the streetscene 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/20/00328

- 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, Block Plan, Existing and Proposed Floor Plans and Elevations - MT/1547/3 REV A

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.

- 4 The furthest window from the front of the property at 1st floor level in the east elevation of the building and the bathroom and en-suite and furthest window from the front of the property at 1st floor level in the west elevation of the building shall:-

i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.