
Site Address: 92 Deverell Place, Waterlooville, PO7 5ED
Proposal: Proposed front dormers (following gable build up and rear dormer to be constructed under permitted development rights).
Application No: APP/19/01170 Expiry Date: 24/01/2020
Applicant: Mrs Jones
Agent: Mr Mallen Case Officer: Selina Donophy
 Thorns-Young Ltd.
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This proposal site is a single storey, semi-detached dwellinghouse located on the West side of Deverell Place. The property has a hipped roof and is constructed of red multibrick and has a hardstanding to the front with space for two vehicles. The immediate area is characterised by detached and semi-detached bungalows.

2 Planning History

APP/19/00930 - Proposed loft conversion with gable build up, incorporating front and rear dormers (with juliet balcony to rear)., WD,09/10/2019

3 Proposal

Proposed front dormers (following gable build up and rear dormer to be constructed under permitted development rights).

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

None 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: 6

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

(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 proposal comprises of two dormers situated on the front roof slope of this property. Both dormers would have a height of 2 metres, a width of 2.5 metres and a depth of 3.4 metres and would be attached, with pitched roofs, constructed of hanging tiles to match the existing roof slope. It is noted that a previous application was put forward (APP/19/00930) which proposed a hip to gable roof extension, rear dormers and front dormers. This was since withdrawn due to likely refusal as it was deemed the works were too dominant on the roof slope with excessive mass and bulk. This current proposal has since been made proposing that the hip to gable roof extension and rear dormer would be completed under permitted development (these fall under the 50 m³ limit) so this proposal shall solely include the front dormers, therefore this proposal shall be judged solely on this.

7.4 Within the context of the surrounding area, alterations and additions to the roof slope are reasonably common in this vicinity- the adjoining property, no 94 Deverell place has a singular dormer to the front elevation, as does the neighbouring property, no 90. The materials would include hanging tiles which would match that of the existing roof ,

which would help to mitigate against the dormers appearing overly dominant on the roof slope.

- 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 The proposed front dormer is not considered to have any adverse impact on the amenity of the surrounding properties.
- 7.7 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.

8 Conclusion

- 8.1 It is important to note that for this development to be lawful, construction will need to occur in a specific order. The elements proposed under permitted development would need to be constructed first before the front dormers - this would mean the hip to gable roof extension followed by the rear dormers and lastly the front dormers.
- 8.2 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/19/01170

(A) 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:

Block plan received 29.11.2019
Location plan received 29.11.2019
3182.19.1 REV B existing and proposed 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.