
Site Address:	15 Deverell Place, Waterlooville, PO7 5ED		
Proposal:	Hip to gable roof extension with rear dormer window to create living space.		
Application No:	APP/20/00141	Expiry Date:	16/04/2020
Applicant:	Ms Barfoot		
Agent:	Mr Page	Case Officer:	Selina Donophy
	GRP Architectural Design		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The proposed site is a semi- detached bungalow located on the corner plot on the East side of Deverell Place where the road branches into a T shape. This road is characterised by residential properties, mainly including semi-detached bungalows. As a corner plot, this property borders the highway on two of its perimeters.

2 Planning History

00/65648/000 - Retention of 1.8 metre high wall to part of western boundary.,
PERM,19/01/2001
APP/19/00863 - Single storey side extension., PERM,03/10/2019

3 Proposal

Hip to gable roof extension with rear dormer window to create living space.

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
- (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 This proposal includes a hip to gable roof extension and dormer to the rear elevation roof slope facing South as well as two rooflights to the front roof slope. The dormer would have a flat roof and would have dimensions of approximately 2.7 metres in depth, 1.6 metres in height and 5.5 metres in width. The dormer would be set down from the ridge and up from the eaves as well as in from the sides of the property and therefore conforms to the design guidance as outlined in the Havant Borough Council Borough Design Guide SPD (2011). It is not considered to be dominant on the roof slope, and although would be visible from the highway, due to the location of the application site on a corner plot, is not deemed to have an adverse impact on the streetscene.

The hip to gable roof extension would alter the character of the property , with the character of the area originally comprised of hipped roof bungalow properties. Despite this, the properties in the surrounding area have been altered over time and there is now a variation of roof slope designs, with additions to the roof slope in the form of

dormers and hip to gable extensions. Materials proposed include hanging tiles to the dormer and weatherboard cladding to the gable ends- this is judged to be acceptable within the context of the area.

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

- 7.4 To the East of the application site is the adjoining property, no 11 Deverell Place. There are two windows proposed to the dormer which would serve an ensuite and a bathroom. The window serving the ensuite would be obscure glazed - this is the window closest to the boundary shared with no 11, therefore it is deemed any obscure glazing would limit any potential increased overlooking caused by the roof addition. The window serving the bedroom would be left clear glazed. This would be sited closer towards the road and may have some outlook over the side roof slope of no 17 Deverell Place which is sited to the South of the application site however would not result in any direct overlooking.
- 7.5 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

- 7.6 This property will be increasing from 2 to 3 bedrooms, therefore 2 vehicle spaces are required. Two spaces have been specified on the parking plan submitted as part of this application.

8 Conclusion

- 8.1 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/20/00141

(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:

PL310- Proposed ground floor
PL311 Proposed first floor
PL312 Proposed elevations
PL313 Location and block plan
PL313 REV A block plan with parking

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.