

Site Address: 37 Linda Grove, Waterloooville, PO8 8UX
 Proposal: Barn hip roof extension, extension to existing front and rear dormers, single storey pitched roof extension.
 Application No: APP/19/00727 Expiry Date: 16/10/2019
 Applicant: Mr & Mrs Fisher
 Agent: Mr Davison Case Officer: Selina Donophy
 iDraw Limited
 Ward: Cowplain

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

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

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: 1

Comment	Officer Comment
I don't really have any views either way, other than a concern that works of this nature (extra vehicles) will cause issues in an already congested and navigationally difficult road. Just recently this same property had gardening company vehicles parked on their side of the road which caused problems with larger vehicles (vans/bin lorries) etc getting up and down the road. Even slightly larger cars (4x4) had to mount the pavement to get past. I also believe that in 2003 a very similar application at No 3 Linda Grove was refused due to the hipped roof not being in keeping with the surrounding properties but maybe the council have changed attitudes.	Comments have been 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

(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 development would unbalance the existing symmetry of the roof, causing

potential harm to the character of the streetscene. Although many of the houses along Linda Grove have had development to the front elevations, many including front dormers, many of the roof slopes have retained the original symmetry with their counterpart. Despite this, there are a few examples in the street where roof extensions have occurred - furthermore it is worth noting that a barn hip roof extension could be completed within permitted development and hence this unbalancing could be undertaken regardless.

The enlarged dormers, especially on the front elevation are set fairly far forward and are considered to be bulky in proportion to the property and in relation to the rest of the street. Although this may be the case, it is not deemed obtrusive enough to warrant a refusal.

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 Both the front and rear dormers would be enlarged, with the previous width of approximately 2.2 metres increased to 3.3 metres. Although the dormer window to the rear has been widened, there are no additional windows to be added at this elevation, which means that any impact of overlooking on the properties to the rear has been reduced since the previous application.

Previous concerns of overshadowing on number 38 have also been lessened. The barn roof extension will not be as overbearing as full gable extension works as previously proposed. Although there are concerns regarding the effect this would have on the aesthetics of the streetscene, there would not be any unacceptable impact on overshadowing and general neighbour amenity caused by this development.

- 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.

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/19/00727

(A)

(B) for the following reasons/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:

Superseded existing and proposed floor plans, location plan and elevations received 24.07.2019

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2018.