
Site Address:	21 Fairmead Walk, Waterloooville, PO8 9AL		
Proposal:	Extension to rear dormer.		
Application No:	APP/20/00227	Expiry Date:	06/05/2020
Applicant:	Mr & Mrs P Emmett		
Agent:	Mr Bramble	Case Officer:	Joseph Toole
	Both Creative Partnership		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

21 Fairmead Walk, Waterloooville, is on the south side of Fairmead Walk. The application site is a detached property comprising of red brick on the ground floor and pink render on the first floor with grey roof tiles. Vehicular access is from Fairmead Walk with car parking to the front of the property.

The property is within a residential area of similar design on the same side with differing properties opposite.

2 Planning History

96/62183/000 - Single storey rear extension, PERM,08/01/1997

3 Proposal

Extension to rear dormer.

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

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain
No Comment.

Councillor D Keast - Cowplain

No Comment.

Councillor Narinder Bains - Cowplain

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: 5

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 the extension to the existing rear dormer to cover the majority of the rear side of the roof. The existing rear dormer has a length of approximately 5.3 metres with the proposal aiming to increase the length to a total length of 9 metres. The existing rear dormer has a depth of approximately 4.5 metres and the proposed alterations would increase the depth to approximately 5.7 metres. Furthermore, the maximum height of the rear dormer would be increased from approximately 1.8 metres to approximately 2.4 metres.

7.4 The proposed development would have tile hanging on the first floor and proposed rear dormer to match the existing rear dormer with rendered sides to match the existing property with brick quoins for design elements. This is considered to be inkeeping with the context of the main dwellinghouse and as a result is deemed acceptable.

7.5 The proposed development would not be readily visible from the public realm. It is considered lots of properties along the side of the street have full length rear dormers,

therefore it would not be out of keeping with the character of the area.

- 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 There would be no material changes to the front or west side of the property. On the east side facing No. 19 Fairmead Walk there would be a new obscure first floor window. This would not overlook any private amenity space being obscure glazed facing the side wall of No.19 in which have no first floor side windows on this elevation. Furthermore, due to the proposed internal alterations there would be the removal of one of the ground floor windows.
- 7.8 To the rear there would be a new obscure glazed window and a first floor window in the rear dormer. This would not have an adversely negative impact on the surrounding properties having a similar form of overlooking as much of the existing properties along this side. Furthermore, the enlargement rear dormer would continue to be approximately 47 metres from the rear walls of the properties to the back which is much greater than the acceptable distance of 20 metres outlined in the Havant Borough Design Guide SPD. On the ground floor the existing door and window serving the dining room would be replaced with bi folding doors which would be screened by the existing 1.8 metre high fencing along all boundaries.
- 7.9 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

- 7.10 The proposed development would result in the increase of 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 as shown in the parking plan. Therefore, it is in accordance with the Havant Borough Car Parking SPD and thus deemed acceptable.

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/20/00227

- 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

Parking Plan

Proposed Floor Plans - 280220 PL3

Existing and Proposed Elevations - 280220 PL1

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.