

Site Address: 6 Vancouver Avenue, Waterloo, PO7 5B5
 Proposal: Construction of rear dormer and installation of front roof windows.
 Application No: APP/20/00033 Expiry Date: 10/03/2020
 Applicant: Mr & Mrs McEvoy
 Agent: Case Officer: Selina Donophy
 Ward: Purbrook

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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: 12

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 includes the addition of a dormer to the rear roof slope and 2 velux windows located on the front roof slope. The dormer would have dimensions of 7.6 metres in width, 2 metres in height and 1.8 metres in depth and would have a flat roof with three windows. It would be relatively modest in height and depth and would not appear to be overly dominant on the roof slope. The dormer would be located to the rear of the property, although would be visible from Athens Way. It would be partially concealed behind the neighbouring property, no 2 Athens Way when viewed from the rear gardens further up Athens Way. Additionally the materials proposed would be face brickwork and hanging tiles to match existing which would also reduce any visual impact of the dormer.

Many of the properties situated along Athens Way have small dormers built into the roof slopes, so the proposed dormer would not be considered to be particularly harmful to the existing character of the roofscape. The two velux windows proposed to the front roof slope follow the symmetry of the existing fenestration and are not deemed to have any significant visual impact upon the streetscene.

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 The proposed dormer would be sited on the roof space to the rear where there would be potential for overlooking some of the rear gardens of the properties along Athens Way. In order to mitigate against this, the two smaller windows serving the bathroom and landing will be conditioned to be obscure glazed. The other window serving the second floor bedroom 3 would overlook the blank wall of no 2 Athens Way. The two velux windows proposed to the front window would not result in any increased overlooking. The proposals are not therefore considered to be harmful to the amenity of nearby occupiers.
- 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/20/00033

(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:

Location plan received 14.01.2020
5302/2 proposed floor plans
5302/3 existing and proposed elevations
5302/4 section
5302/500 block plan

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the roof extension hereby permitted the two windows serving the bathroom and landing in the roof dormer on the rear elevation facing East shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

- 4 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.