

Recommendation: **GRANT PERMISSION**

128 Sunnymead Drive, Waterlooville,

05/70378/000 - Alteration to roof from pitched to gable end. Rear dormer window., REF,26/05/2005
05/70378/001 - Alterations to roof from hipped pitched to gable end. Rear dormer window. (Revised Submission)., PERM,01/09/2005

Proposed front dormer.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

AL1 (Presumption in Favour of Sustainable Development)

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

Not Required

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: 4

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
- (v) Flood Risk

(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 There are a number of properties within the streetscene of Sunnymead Drive that have been extended previously with front dormers similar to the proposal. On this basis, a precedent has been set within the immediate locality for this type of extension to the roof.

7.4 Whilst the proposal would be visible from the streetscene, given the other examples evident within the immediate locality, the scale, siting and design of the proposal is considered to reflect the existing character of the streetscene and therefore accords with the principles and objectives of Policy CS16 of the HBLP (Core Strategy).

7.5 The upvc cladding to be used in construction of the front dormer will be of similar appearance to the upvc cladding used on the gable end of the existing roof, therefore the material precedent has been set. Therefore 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 would not result in encroachment into outlook from surrounding dwellings nor in loss of light or an overbearing impact. The proposals are not therefore considered to be harmful to the amenity of nearby occupiers and thus to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

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.

(iv) Parking

- 7.8 The proposal would not increase the number of bedrooms and therefore car parking requirements are not altered.

(v) Flood Risk

- 7.9 The dwelling is within Flood Zone 2 the finished floor levels (FFLs) of the development would be no lower than the existing floor levels and it is therefore duly considered that the proposal would comply with CS15 of the Core Strategy.

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/19/01221 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:
Application Form - Received 11 December 2019
Site and Location Plan - Drawing No. 01 - Received 11 December 2019
Existing Floor Plans and Elevations - Drawing No. 02 - Received 11 December 2019
Proposed Floor Plans and Elevations - Drawing No. 03 - Received 11 December 2019
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.