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Site Address: 26 Shaftesbury Avenue, Waterloooville, PO7 5HW  
Proposal: Proposed dormer and velux window to front and dormer to rear elevation to create habitable space. Replacement of roof including new porch roof.  
Application No: APP/19/00378 Expiry Date: 18/06/2019  
Applicant: Mr Harwood  
Agent: Mr Russell Case Officer: Karen Wooden  
D84 Architects Ltd  
Ward: Stakes

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a semi detached bungalow located on the southern side of Shaftesbury Avenue. To the front of the property is an area of hardsurfacing, providing curtilage parking.
- 1.2 Shaftesbury Avenue is a residential road with a mix of one and two storey properties.

## **2 Planning History**

- 2.1 No relevant planning history.

## **3 Proposal**

Proposed dormer and velux window to front and dormer to rear elevation to create habitable space. Replacement of roof including new porch roof.

The originally submitted application included a single storey rear extension to replace existing conservatory, however following comments from Southern Water, this element of the scheme has been removed.

## **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)

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

## **5 Statutory and Non Statutory Consultations**

### **Developer Services, Southern Water**

It appears that the developer is intending to possibly build over a public foul sewer which is crossing the site. Building over a public sewer is not normally permitted by Southern Water.

Southern Water requests that this application is not determined until such time as the applicant produces a suitable development and drainage layout. Under certain circumstances building over a minor sewer may be allowed for small residential extensions, however no internal manholes will be permitted. The conditions associated with the build over/close to a sewer are contained in Southern Water guidance notes which are available at:

<https://developerservices.southernwater.co.uk/BuildOver/ApplicationForm>.

A formal application will required to be submitted by the applicant.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission For example: "The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewer."

For further advice, the applicant is advised to contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)".

**Officer comment:** *The single storey rear extension the subject of these comments has been removed from the application proposals.*

## **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: 7 7

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) Impact on 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 rear dormer will not be readily visible from the public domain and therefore will not have an adverse impact on the character of the area. Notwithstanding this, the dormer complies with the tolerances of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore does not require the benefit of planning permission in its own right.
- 7.4 The proposed front dormer is considered to be appropriate in terms of size and design, with a pitched roof and materials to match those of the existing roof. There is evidence of similar dormer windows within the front roofslope of other properties within Shaftesbury Avenue.
- 7.5 The submitted plans also show the inclusion of a velux window to the front. This will be flush with the roofslope and complies with the tolerances of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 7.6 The proposal also includes the replacement of the roof materials with traditional roof tiles to match the existing tiles, and the extension of the roof to the northern elevation to form part of a new porch. This is considered to be appropriate in context with the existing dwelling, and will not negatively impact the character of the area.
- 7.7 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 The rear dormer will be in excess of 20m from the nearest property to the south (rear), and therefore it is not considered that this would have a significant impact on the occupiers of the southern properties. The proposed windows to the rear dormer will result in some degree of overlooking to the rear gardens of the adjacent properties, however the dormer can be constructed under Permitted Development rights and therefore the refusal of the application for overlooking could not be justified.
- 7.8 The dormer window to the front roofslope will look towards the highway of Shaftesbury Avenue and the front garden areas of the properties to the north. These areas are already highly visible from the public domain and therefore the dormer window is not considered to result in a significant increase in overlooking.
- 7.9 It is not considered that the velux window or roof materials (including the new porch roof) would have an adverse impact on the occupiers of the neighbouring properties.
- 7.10 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) Impact on parking

- 7.11 The alterations will result in the property increasing from two bedroom to three, and as such no additional curtilage parking spaces need to be provided to accord with the Havant Borough Parking Standards.

## 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00378 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 05.04.19  
Existing and proposed site plan - D8419\_07/01 (Rev P2)  
Existing ground floor plan - D8419\_07/05 (Rev P1)  
Existing north elevation - D8419\_07/20 (Rev P1)  
Existing south elevation - D8419\_07/21 (Rev P1)  
Existing west elevation - D8419\_07/22 (Rev P2)  
Proposed ground floor plan - D8419\_07/sk07 (Rev P4)  
Proposed loft plan - D8419\_07/sk06 (Rev P3)  
Proposed section aa - D8419\_07/sk05 (Rev P3)  
Proposed west elevation - D8419\_07/sk04 (Rev P3)  
Proposed south elevation - D8419\_07/sk03 (Rev P3)  
Proposed north elevation - D8419\_07/sk02 (Rev P3)

**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.

