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|------------------|------------------------------------------------|---------------|------------|
| Site Address:    | 116 Cherry Tree Avenue, Waterlooville, PO8 8AT |               |            |
| Proposal:        | Proposed front dormer.                         |               |            |
| Application No:  | APP/19/00685                                   | Expiry Date:  | 11/09/2019 |
| Applicant:       | Mr Cherrington                                 |               |            |
| Agent:           | Mr C Mallen                                    | Case Officer: | Ross Leal  |
|                  | Thorns - Young Ltd                             |               |            |
| Ward:            | Cowplain                                       |               |            |
| Site Visit Date: |                                                |               |            |

Recommendation: **GRANT PERMISSION**

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### **Site Description**

No.116 Cherry Tree Avenue is a dwelling located within a terrace of 6 two storey dwellings and is towards the centre of the terrace. It is a two bedroom dwelling and is constructed of red brick with a brown profiled concrete tile roof. The fronts of these dwellings face a footpath and substantial tree screening along the boundary of Waterlooville Golf club to the east. To the rear of this terrace is another which faces onto Cherry Tree Avenue and the back gardens of these dwellings adjoin those of the terrace with the application dwelling within it. The application dwelling has a garage with car space in front located off a spur road to the north serving grouped garages for these dwellings. The application dwelling has a flat roofed single storey extension.

The adjoining dwelling, no.114, to the south of the site has a substantial rear dormer.

## **2 Planning History**

No relevant planning history relating to the application dwelling.  
There is no planning history relating to the rear dormer at no.114.

## **3 Proposal**

It is proposed to erect a front dormer in the roof of this dwelling. This, coupled with a proposed rear dormer also shown on the submitted drawings, would provide for a third bedroom.

The proposed front dormer would be flat roofed and set into the front roof plane, but located to the south (left) side of the roof plane. It would be 2.4m wide, 1.3m deep and extend out from the roof plane by 1.9m. It would be 1.5m above eaves level and 0.2m below ridge level.

With respect to the proposed rear dormer, this has not been expressly applied for and it is noted that its position and design would meet with normal permitted development rights, which are intact for this property. It will therefore not be considered further in this report.

Both dormers would be tile hung, although tiles type and colour is not specified. The footpath to the front of the site is unaffected.

## **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)

DM13 (Car and Cycle Parking on Residential Development)

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**

No consultees.

**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

| Comment            | Officer Comment |
|--------------------|-----------------|
| No representations | N/A             |

**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 proposals would result in a change to the appearance of the front of the dwelling. The dormer would be visible from surrounding dwellings and to footpath users.

The front dormer is of limited scale and is considered to result in only limited visual impact and no harm to visual amenity. It is well screened from the surrounding wider area.

Matching materials would also mitigate the visual impact of this dormer.

The design and appearance of the front dormer are therefore deemed appropriate in context to the existing dwelling, the site, the locality and not to be harmful to visual amenity. The proposals in this regard are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iii) Effect on neighbouring properties

- 7.4 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) and also consistent with the Council Design Guide 2011.

(iv) Parking

- 7.5 The proposal would result in the provision of an additional bedroom, however parking to serve the site would be 2 spaces (1 garage and 1 car space) and would therefore be in accord with the Standards set out in the Council's Parking SPD. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core strategy)

## 8 Conclusion

- 8.1 The scale, siting and design of the proposals are not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposed front dormer is not considered to give rise to harm due to privacy loss. The proposal would therefore 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/19/00685 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:  
Drawing Number 3107.19.1 - Existing & Proposed Elevations, Plans & Section - Dated June 2019  
**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.