
Site Address:	15 Waterloo Close, Waterlooville, PO8 8QJ		
Proposal:	Dormer to side elevation.		
Application No:	APP/19/00471	Expiry Date:	08/07/2019
Applicant:	Mr Needham		
Agent:	Mrs Charles	Case Officer:	John Shaw
	M3 Architectural Design Ltd		
Ward:	Hart Plain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached bungalow sited on a corner plot at the western side of Waterloo Close, a cul-de-sac in Waterlooville. The site therefore has two road frontages, which is bounded by an evergreen hedge. The northern highway verge is wider than average being grassed with a line of trees, providing a spacious and verdant setting. The site has an existing vehicular access at its western end, the dropped kerb on the bend of the head of the cul-de-sac and shared with No 17 to the west, leading to a single flat roofed garage that is attached to No 17's garage. Following a successful discharge of condition 5 relating to application APP/17/00762, the extended hardstanding to the front of the garage now provides 3 on-site parking spaces.

The existing bungalow is constructed of buff brick with wood cladding in the gable ends, beneath a brown concrete tiled roof; windows and doors are white UPVC. As part of the permitted application APP/17/00762, the roof pitch was raised, a new front entrance was formed to the north elevation and a dormer extending along the majority of the northern roof slope was added.

Waterloo Close is characterised by modest density residential dwellings: the southern half of the road to the bend are predominantly semi-detached hipped roofed bungalows that were originally uniform in design - a few small dormers have been added but otherwise this part of the road remains single storey bungalows. However the character changes on the bend with No 16 opposite being originally a similar detached gable ended bungalow but in 2006 permission was granted to raise the roof and add side dormers. Beyond No 16 the style of properties changes to higher two storey semi-detached dwellings having cat-slide ends. This style of dwelling continues round the head of the cul-de-sac up to No 17 immediately to the west of the application site.

2 Planning History

APP/17/00664 - Increase in ridge height to enable loft conversion with dormers to north and south elevations and windows in gable ends. (Withdrawn, 07/07/2017)
APP/17/00762 - Increase in ridge height to enable loft conversion with dormer to north elevation and windows in gable ends. Single storey extension. (Revised Application). (Approved 8.9.2017). Discharge of Condition No/s 5 and 6. (Approved: 10.09.2018).

3 Proposal

Dormer to side elevation.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None relevant

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

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 objections with additional comment providing further details of reasons for objection.

Comment	Officer Comment
The proposal to have a dormer with no windows is tantamount to an admission that in future months or years a window will be put in without permission	The planning authority has the ability to withdraw permitted development rights regarding the addition of new windows to properties if it deemed that undue overlooking would occur. See Section 7 of this report for an assessment regarding potential overlooking impacts of the development.
Additionally, this dormer impacts on the daylight, privacy and outlook to the immediate neighbours and for this reason should be rejected.	Potential impact on neighbouring dwelling due to overshadowing and overbearing are addressed in section 7 of this report.
It is not clear to me if windows are to be provided in the proposal. If windows were to be provided, then I object to the proposal due to loss of privacy	No windows form part of this proposal.
I also object of the basis that the development would be out of scale on the side proposed, relative to adjacent properties.	See Section 7

Additional reasons for objection were provided and related to:	Loss of property value is not a material planning consideration and so is not considered as part of this report.
1) Loss of property value	
2) Loss of light to habitable rooms	Concerns relating to loss of light to habitable rooms are addressed in Section 7 of this report.

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 The proposed side dormer would be added to the southern elevation and would be set in from the western gable end by 0.6m and from the eastern gable end by 5m. The dormer would also be set up from the eaves line by 0.6m. These features would help to reduce the bulk of the dormer, improve its appearance in street scene terms and in terms of height, depth and materials, match the longer dormer to the northern elevation ensuring it would not appear an alien and incongruous addition. Though the dormer would have a limited degree of wider visibility, the significant setback distance of 5m from the eastern gable end which directly faces onto the Waterloo Close would ensure the visibility of the dormer would be appear only in the background of the context of the dwelling and not appear unduly prominent within the streetscene.

7.4 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

7.5 The proposed dormer would have no windows and its purpose is to extend the floorspace of a first-floor bedroom. It is acknowledged that the creation of a dormer to the southern roof slope was removed as part of the successful APP/17/00762 due to the overlooking which would occur to the neighbouring property to the south, no. 13 Waterloo Close. A condition was added as part of this permission which removed permitted developments rights relating to the insertion of windows to the southern roof slope. In this instance, it is deemed that with no proposed windows, no overlooking of the neighbouring property could be said to occur, however, it would be necessary to add the same condition removing permitted development rights as referenced above to prevent overlooking of no. 13.

7.6 The dormer would be set back from the eaves of the dwelling by 0.6m, have a hipped roof that would be set down from the ridge by 0.15m and have a length of 4.6 on an elevation that in total measures 10.2m. Though the dormer would be in close proximity to the northern elevation of no. 13 Waterloo Close, it is deemed that the scale

particularly in regard to height and breath would not be sufficient to create an overbearing impact on the neighbouring property. Moreover, as the application dwelling is set further to the west than no. 13, the dormer would not directly face this nearby northern elevation but would stop at the point where the broad northern elevation of no. 13 with its habitable room windows begins. Approximately 50% of the dormer would face the small side elevation of the adjacent dwellings conservatory but the main outlook from the conservatory would not be unduly impacted; this conservatory is also set in 0.4m from the main bulk of the neighbouring dwelling and so still further from the proposed dormer.

- 7.7 The application dwelling is set north of no. 13 and considering the dormer would be set down from the ridge and set in from its western gabled end, it is deemed there would be no undue loss of light to no. 13 as the sun moves around to the west and sets at evening time.
- 7.8 The eastern elevation of no. 17 Waterloo Close consists of a steep catslide roof with no windows at first floor level. There are windows at the eastern elevation at ground floor but these are set close to the garage of the property limiting any wider outlook and light access. Therefore, it is considered that the proposed dormer which would have a separation distance of approximately 10.5m from this eastern elevation would have no undue overbearing or overshadowing impact upon it
- 7.9 Consequently, it is considered that the proposal would 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).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area or on neighbouring amenity 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/19/00471 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:
Site Location and Block Plan, Drwg No. 1384-010 REV B;
Existing and Proposed Elevations, Drwg No. 1384-201 REV B;
Proposed Plans, Drwg No. 1384-200 REV B
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2018.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows, roof lights or openings shall be formed in the south facing roof slope of the dwelling at any time unless a further planning permission has been granted.

Reason: To protect the amenity of the neighbours at 13 Waterloo Close, and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.