
Site Address:	11 Athens Way, Waterlooville, PO7 5EG		
Proposal:	Single storey rear extension. Loft conversion with front and rear dormers and 2 front rooflights		
Application No:	APP/19/00183	Expiry Date:	29/04/2019
Applicant:	Mr Lortal		
Agent:	Mr Rogers	Case Officer:	John Shaw
	Abbeyplans		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached dwelling at 11 Athens Way, Waterlooville. The property is set along a regular building line set close to the highway with an attached single storey side garage projecting to the rear. The dwelling is constructed of yellow brick, white UPVC windows and black composite door with brown concrete roof tiles.

The dwelling benefits from two parking places including one provided by the attached garage. The rear garden is approximately 13.5m from the rear facing wall to the rear boundary; adjacent to this boundary and within the applicant's garage grows a line of tall trees.

The application dwelling and wider neighbourhood form part of a recent development permitted under APP/12/00205 for 76 new dwellings. As no. 11 Athens Way and neighbouring properties form part of the same development, the wider streetscene displays similarities in regards to scale, massing, heights with small front garden spaces though design details including differing external facing materials serve to break up a sense of wider uniformity.

2 Planning History

APP/12/00205 - Construction of 76No. dwellings consisting of 3No. 2 bed, 38No. 3 bed, 23No. 4 bed houses and 12No. 2 bed flats with associated parking, landscaping including open space and play area, and pumping station. New vehicular access to Stakes Road and new pedestrian access to Stakes Hill Road. (Permitted: 03/08/2012)

3 Proposal

Single storey rear extension. Loft conversion with front and rear dormers.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Not applicable

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: 1

Comment	Officer Comment
While I neither support or object to the proposed development, I would like some clarification on the following points - - the planning application states no trees are within falling distance of the proposed development. Are the trees, that are, within falling distance being removed as nothing is mentioned in the application. - I feel there could be a loss of privacy with three dormer windows being added to the rear elevation, not just to myself, with loss of privacy in my garden, but the houses at the rear (Westland Drive) of the subject. Have these properties been notified of the planning application? - I would like it noted that although the building material/plant access to the proposed site is unknown to me, no permission is given to remove any boundary fence to the East of the subject property which is shown in the title as owned and maintained by 15 Athens Way. Further, permission is not given to block the shared access path, half of which is legally conveyed to 15 Athens Way at any time, by way of building materials/equipment, as access will be required at any time. If this presents a problem I would advise speaking to me.	The proposal would not necessitate the removal of the trees within the curtilage of the dwellinghouse. See section 7. All properties directly adjoining the site to the rear, sides and front have been notified of the application. Concerns relating to impact on the boundaries is a legal matter which is to be considered in relation to The Party Wall Act 1996. Such matters are not a material planning consideration and so cannot be assessed as part 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
- (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 single front dormer and two rooflights would be the elements of the proposal most widely visible within the wider streetscene. The dormer would be centrally positioned, have a traditional pitch, set down from the ridge of the dwelling and constructed from materials to match the existing dwelling thereby ensuring it would appear subservient and not overly prominent. Front dormers are visible along Athens Way to the west and therefore the introduction of a front dormer to no. 11 would not be considered out of keeping with the area's wider character. The two rooflights would be set proportionally either side of the front dormer and would have a minimal projection from the roof slope ensuring no undue visual prominence.

7.4 The rear dormers would be set directly above the windows of the first floor of the property and would be the same size ensuring they would integrate with the character of the dwelling and not represent an incongruous feature. The rear dormers would also be set down from the ridge and so would appear subservient.

7.5 The single storey rear extension would have no visibility from Athens Way and in light of its single storey scale and use of matching brick it would be subservient to the existing dwelling and would not cause harm to the character of the dwelling or the wider area.

7.6 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 front dormer and rooflights would face the blank front roof of no. 20 Athens Way; the two dwellings are separated by the highway and it is considered that the effect on residential amenity would no worse than existing where first floor windows currently face.

7.8 The three dormers would be separated from the rear of no.6 Westland Drive by approximately 29.5m which is beyond what is required as outlined within the Borough's Supplementary Design Guide. The rear dormers would also be significantly screened from the properties along Westland Drive (which are set lower than the application site) by the line of tall trees that sit to the bottom of the garden of the application property. In light of these factors, it is not considered that this element of the proposal would cause undue harm to neighbouring residential amenity.

- 7.9 The single storey rear extension would join with the existing garage and would be set in from its rear wall thereby ensuring the extension would be fully screened from the rear amenity space of the adjacent neighbouring property to the west, no. 9 Athens Way. The proposed extension would be in set from the boundary with no. 15 to the east. Considering the single storey nature of the proposed rear extension, it is concluded that it would have no undue impact on the amenity of no. 15.
- 7.10 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).

(iv) Parking

- 7.11 The proposal results in three bedrooms which is the same as the existing position. There is parking for two cars on site which meets the requirements of the Councils Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have no undue impact on the character of the wider area and would have no undue impact on the 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/19/00183 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 notwithstanding the given scales in accordance with the following approved plans and the annotated measurements provided on the plans:
Location Plan Licence No. 100047474
Block/Site Plan Licence No. 100047474
Proposed Floor Plans G (4)
Proposed Elevations G (2) received by the Local Planning Authority on 11/04/2019
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match those given on Plan G (2) received by the Local Planning Authority on 11/04/2019.
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.