
Site Address: 38 Shaftesbury Avenue, Waterloooville, PO7 5HP
Proposal: Single storey rear extension, extension of roof to form gable to side facade, dormer to front and rear roof slope and new entrance porch.
Application No: APP/18/00090 Expiry Date: 26/03/2018
Applicant: Mr & Mrs Goodhew
Agent: Mr Rose Case Officer: Karen Wooden
Ward: Stakes
Site Visit Date: 20/03/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style semi detached bungalow with a pitched tiled roof, and elevations of brick and render. The front boundary line is defined by a low level brick wall. The property has been extended to the front by means of a single storey brick and glazed porch which is in a relatively poor state of repair.
- 1.2 Shaftesbury Avenue comprises of one and two storey properties of varying styles and designs, however the properties within close proximity to the application site are semi detached bungalows of a similar design which face onto open public amenity space, some of which have undertaken alterations to the roof lines including dormer windows to the front elevation.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Single storey rear extension, extension of roof to form gable to side facade, dormer to front and rear roof slope and new entrance porch.

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)

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water
No comments received.

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: 6

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

(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 rear extension and rear dormer will not be readily visible from the streetscene and therefore will not have a significant impact on the character of the area. Notwithstanding this, the proposed materials are to match, as far as practicable, the materials used on the host dwelling.

7.4 It is considered that, although the proposed hip to gable roof will result in the loss of symmetry between the application site and the adjoining property, this will not have a significant impact on the varied streetscene that would justify the refusal of planning permission.

7.5 The original plan submitted showed a flat roof dormer to be inserted into the principle elevation of the property. It was considered that the flat roof would not be in-keeping with the host dwelling, which has pitched elements as part of its original design. It is also evident that the front dormers within close proximity to the application site are pitched roof in style, and therefore it was considered that the dormer would be of an inappropriate design.

7.6 Subsequently an amended plan has been received showing the dormer has been altered to accommodate a pitched roof. The proposed dormer is modest in size and sits well within the existing roof line. The design and appearance of the amended 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 proposed dormer to the front elevation shows the inclusion of one north facing window which looks towards an area of open public amenity space on the northern side of Shaftesbury Avenue. It is therefore considered that the proposal will not result in a significant impact on the neighbouring properties in terms of overlooking.
- 7.8 The proposed gable roof will have no impact on the neighbouring properties in terms of overlooking or overshadowing and therefore is deemed acceptable.
- 7.9 The proposed rear extension is to extend 4m beyond the rear wall of the existing dwellinghouse. This exceeds the tolerances of Permitted Development by 1m and therefore requires planning permission. It is important to note that the current Neighbour Notification scheme would allow an extension with a 6m projection, providing no objection is received from the occupiers of the adjacent properties, and therefore it would be difficult to justify the refusal of this application for this element. Notwithstanding this, it is not considered that the rear extension, with a maximum height of 3m, would result in a significant impact on the occupiers of the neighbouring property in terms of overlooking or loss of light.
- 7.10 The proposed rear dormer is to include three windows, to provide light and ventilation to a bathroom, landing and bedroom. The proposed bathroom window is to be obscure glazed and will be approximately 24m from the rear boundary line. The property to the west (36 Shaftesbury Avenue) benefits from a single storey rear extension which projects approximately 4m. The proposed bathroom window would not have a significant impact on the private amenity area of this neighbouring property and therefore it is not considered appropriate to add a condition to this proposal to ensure the window remains obscure glazed.
- 7.11 Due to the position of the landing window being above the staircase, it is not considered that this would result in significant harm in terms of overlooking.
- 7.12 The proposed bedroom window will result in some overlooking to the garden of the adjoining property, however the application site is located within an area of mid to high density where some levels of overlooking have to be accepted. Notwithstanding this, it is not considered that the window will result in significant overlooking to the neighbouring properties main amenity garden area.
- 7.5 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.

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/18/00090 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 and block plan - 17/173/101

OS plan - 17/173/102

Amended existing and proposed plans and elevations - 17/173/100 (Rev P1)

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.