

---

|                 |                                                               |               |              |
|-----------------|---------------------------------------------------------------|---------------|--------------|
| Site Address:   | 68 Durley Avenue, Waterlooville, PO8 8UZ                      |               |              |
| Proposal:       | Change of roof from hip to gable with front and rear dormers. |               |              |
| Application No: | APP/18/00039                                                  | Expiry Date:  | 12/03/2018   |
| Applicant:      | Mr Neville                                                    |               |              |
| Agent:          | Mr Marshall                                                   | Case Officer: | Karen Wooden |
|                 | Ian Marshall                                                  |               |              |
| Ward:           | Cowplain                                                      |               |              |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

- 1.1 The application site comprises a semi detached bungalow, located on the north side of Durley Avenue. The property currently has a hipped hung tiled roof, with elevations of brick and render. Off street parking for three vehicles is available to the front of the property.
- 1.2 The property is located within a residential area which offers a mix of two storey dwellings and bungalows, several which have been altered and extended.

## **2 Planning History**

- 2.1 No relevant planning history.

## **3 Proposal**

The proposal is to change of roof from hip to gable, and to add dormers to the front and rear elevations, to allow for the provision of two first floor bedrooms and a shower room.

## **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**

- 5.1 No consultees required for this application.

## **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

## **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) Highways and 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. The hip to gable and rear dormer complies with the tolerances of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore this application is required due to the front dormers and the window to the side elevation

(ii) Appropriateness of design and impact on the character of the area

7.3 The streetscene of Durley Avenue is one of a mix of property styles. Dormer windows are visible on several properties within close proximity to the application site, including a front dormer to No. 72. It is accepted that the hip to gable roof will visually imbalance the roof line of the application site and it's semi detached neighbour at No. 70, however this alteration could be undertaken under Permitted Development rights and therefore this would not be a justifiable reason to refuse the application.

7.4 The proposed rear dormer, due to it's proximity, would not have a significant impact on the character of the area.

7.5 The proposed front dormers are relatively modest in size and are to be set approximately 0.5m below the ridge height, sitting back within the roof. The proposed dormer windows are to be no larger than the smallest window to the ground floor, and the materials to be used are to match those used on the original dwellinghouse. The front dormers are therefore compliant with the Havant Borough Design Guide.

7.6 The proposed window to the side elevation is to be obscurely glazed and is considered to be appropriate in terms of size. The window will be white uPVC to blend with the existing windows.

- 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

- 7.8 The proposed rear dormer is to include two windows which will provide light and ventilation to a first floor bedroom. These windows will be north east facing and look towards the rear garden of the application site, and will have visibility into the gardens of No's 66 and 70. However rear dormers in residential areas such as Durley Avenue can be constructed under Permitted Development rights and therefore it is not considered that any overlooking or loss of privacy would be significant enough to justify the refusal of this application.
- 7.9 The application shows the proposed insertion of a first floor window to the side elevation, facing onto No. 66 Durley Avenue. This window is to provide light and ventilation into a shower room and as such is to be obscurely glazed. It is considered that, when open, the window would overlook the flank wall and roofslope of the neighbouring property and therefore this would not have a significant impact in terms of overlooking or loss of privacy.
- 7.10 The proposed dormers to the front of the property will look towards the front gardens of No's 57 and 59 Durley Avenue, with a separation gap exceeding 25m. It is not considered that the dormers would have a significant impact on the occupiers of these properties in terms of overlooking or loss of privacy.
- 7.11 Consequently, it is considered that the proposal is unlikely to 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) Highways and parking

- 7.12 The proposed alterations create a 4 bedroom dwelling. The hard surfacing to the front and side of the property provides off road parking for 3 vehicles and therefore the development complies with the requirements as set out in 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.

---

## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00039 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 15.01.18

Block plan showing parking - received 15.01.18

Existing and proposed plans 1, 2 and 3 - received 15.01.18

**Reason:** - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

**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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, the window in the first floor on the south eastern elevation facing 66 Durley Avenue shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.