
Site Address:	1A Aldermoor Road, Waterlooville, PO7 5ND		
Proposal:	Single storey rear extension and loft conversion with gable end including 2No. front dormers.		
Application No:	APP/17/01317	Expiry Date:	02/02/2018
Applicant:	Mr Frost		
Agent:	Mr Rosenthal	Case Officer:	Bee Crawford
	Rosenthal Design Services Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow with a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level with open vehicular access to the front leading to an area of block paving, grass and shrubs with a 1 metre high wall to the front and 1 metre high fencing to the eastern and western boundaries. The rear garden consists of grass, shrubs and areas of decking and is enclosed to all boundaries by 1.8 metre high fencing.
- 1.2 The adjoining semi-detached bungalow is to the east, a three storey block of flats is to the west, a two storey end of terraced property is opposite and the rear garden of 1a Crofton Close is to the north. The area is of medium density with two storey terraced properties, semi-detached two storey properties and bungalows and a three storey block of purpose built flats of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension and loft conversion with gable end including 2 No. front dormers and roof lights to the rear.

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.

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: 29

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 proposed roof extension and front dormers would be visible from the public realm, although the dwelling is set back approximately 6.5 metres from the highway and the street scene in this part of Aldermoor Road is not uniform. The front dormers have pitched roofs and are set well below the ridge height and in from the roof edge as recommended in the Havant Borough Council Borough Design Guide and consequently do not dominate the roof of the existing building. The rear extension is of a modest size and would not be visible from the highway.

7.4 It could be argued that as this is the only pair of semi-detached bungalows in this part of Aldermoor road, the proposal could result in an unbalanced appearance to the two properties. However, in isolation the hip to gable element could be built within the realms of permitted development and the design of the front dormers meet the advice set out in the Havant Borough Council Borough Design Guide. This would therefore not warrant a reason for refusal.

- 7.5 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 therefore considered the scheme would not be an incongruous feature in the streetscene and would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 There are no windows in the new gable or any side windows in the proposed new dormers which are set in from the edge of the roof and the eaves and are consequently unlikely to appear dominant. Although there are rooflights in the rear roof slope it is considered they are unlikely to result in a harmful degree of overlooking and it is noted a sizeable dormer could be constructed without planning permission which would be more perceptible.
- 7.7 The rear extension is to replace the existing addition and is a continuation of the existing dwelling, with a flat roof and lantern and is of a modest size requiring planning permission solely because of the height. There are no windows in the side elevation and whilst it will be close to the eastern boundary it only projects approximately 1 metre beyond the rear elevation of the extension of the adjoining property. It is therefore deemed any impact on this property would be negligible.
- 7.8 There is a window and new bi-fold doors in the (rear) elevation of the extension, although it is considered the properties to the rear are a sufficient distance away for any impact to be marginal.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to unacceptable 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/17/01317 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. PG No 01	Existing ground floor plan
Drg no. PG No 02	Proposed ground floor plan
Drg no. PG No 03	Proposed first floor plan
Drg no. PG No 04	Existing elevations plan
Drg no. PG No 05	Proposed elevations plan
Drg no. PG No 06	Location and block plan

Reason: - To ensure provision of a satisfactory development.