
Site Address:	13 Victoria Avenue, Waterlooville, PO7 5BN		
Proposal:	Provision of dormers to front elevation.		
Application No:	APP/17/00441	Expiry Date:	23/06/2017
Applicant:	Mr & Mrs O'Carroll		
Agent:	Mr A Dunks	Case Officer:	Harriet Pitney
	Andrew R Dunks Ltd		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached, residential bungalow with additional living accommodation in the roof located to the south side of Victoria Avenue. The property comprises elevations of render construction with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides adequate offroad parking provision as well as access to the rear of the property.

The area is residential in nature with a medium density of dwellings adjacent to the site all of which are a similar age and style, albeit slightly varied in terms of their design.

2 Planning History

None relevant

3 Proposal

This application proposes the erection of two dormers to the front elevation of 13 Victoria Avenue.

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

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

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 to be acceptable in principle subject to the usual development management criteria.

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

7.3 There are a number of properties within the streetscene of Victoria Avenue that have been extended previously with front dormers similar to the proposal (specifically the adjacent neighbouring property to the east No.11 Victoria Avenue). On this basis, a precedent has been set within the immediate locality for this type of extension to the roof.

7.4 Whilst the proposal is visible from the streetscene, given the other examples evident within the immediate locality, the scale, siting and design of the proposal is considered to reflect the character of the streetscene and therefore accords with the principles and objectives of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.5 It is not considered that the removal of the existing dormer and the addition of two dormers within the front roof slope would have any additional impact on the occupiers of the adjacent neighbouring properties, those properties immediately opposite or result in any additional overlooking/loss of privacy as a result of the additional windows proposed within the first floor level of this property.

7.6 As a result, the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

7.7 It is noted that no letters of objection were received in relation to this application.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have a 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/17/00441 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:
Site location plan- received 28th April 2017
Site layout plan(4756/500)- received 28th April 2017
Roof plan (4756/200)- received 28th April 2017
Existing and proposed elevations (4756/4)- received 28th April 2017
Existing ground floor plan (4756/1)- received 28th April 2017
Existing first floor plan (4756/2)- received 28th April 2017
Proposed first floor plan (4756/3- Rev A)- received 28th April 2017
Cross section (4756/5- Rev A)- received 28th April 2017
Reason: - To ensure provision of a satisfactory development.