
Site Address:	34 Shillinglee, Waterloooville, PO7 5RW		
Proposal:	Addition of front dormer and rear extension and relocation of garage.		
Application No:	APP/18/00187	Expiry Date:	02/05/2018
Applicant:	Mr Tull		
Agent:	Miss Baker	Case Officer:	Karen Wooden
	Town Planning Experts		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi detached bungalow located in Shillinglee, a residential road containing detached and semi-detached bungalows and two storey properties. The properties are regularly spaced and conform to a uniform building line.
- 1.2 The property provides off road parking for several vehicles by means of a hardsurfaced drive, which leads from the highway to a detached garage located to the north west of the bungalow.
- 1.3 The property directly to the west benefits from similar roof alterations which provide first floor living accommodation.

2 Planning History

APP/18/00184 - Application for Lawful Development Certificate relating to proposed gable wall and rear dormer window to enable loft conversion. , PERM,17/05/2018

3 Proposal

- 3.1 Addition of front dormer, rear extension and relocation of garage.
- 3.2 The existing and proposed plan submitted with this application also show a rear extension and a hip to gable roof. The rear dormer and alterations to the roof could be constructed under Permitted Development rights and this was confirmed via a Lawful Development Certificate reference APP/18/00184.

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.

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

(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 rear extension will not be visible from the public domain and therefore will not impact the character of the area. Notwithstanding this, the proposed construction materials are to match those of the existing dwelling and therefore will be considered to be appropriate design. Should the rear extension be constructed, a garden length of 15m will be retained.

7.4 The proposed relocation of the garage will result in the garage being set further back from the highway than its current location. It is not considered that this part of the proposal would have any impact on the character of the area.

7.4 The proposed front dormer is to sit back into the roof, and will be set well below the ridge line. The dormer is considered to be an appropriate size in relation to the roof, and the materials used are to match the existing roof materials. Furthermore dormer windows are visible on several properties within close proximity to the application site.

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 considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The dormer to the front elevation will look towards the front garden of No. 31 Shillinglee. However the properties are separated by the highway and with an approximate gap of 17m, it is not considered that the dormer window will cause any significant loss of privacy. Due to its size and location, it is not considered that the dormer would have any impact on any of the occupiers of other neighbouring properties.
- 7.6 The proposal shows the garage is to be relocated further back to the north western curtilage of the garden. With a maximum height of 2.64m and sloping down northwards to 2m. The garage falls just outside of the tolerances of Permitted Development (2.5m) and therefore requires planning consent. Although the garage is to be sited on the boundary line with the property to the west (36 Shillinglee) it is not considered that it would result in any overlooking or significant loss of light and is therefore considered acceptable.
- 7.7 The proposed rear extension is to replace the existing rear conservatory. The extension will have a maximum height of 3.1m and will extend 6m from the rear wall of the existing dwellinghouse. It is proposed that the rear of the extension will have bi-fold doors opening into the rear garden facing north, with no doors or windows facing east or west. The extension will be set approximately 5m back from the property to the west. The rear boundary of the property is approximately 15m from the proposed rear wall of the extension and therefore this will not significantly impact the occupiers to the north. The extension is to be built close to the boundary with the attached property to the east (32 Shillinglee), which benefits from a conservatory to the rear. The boundary between these properties is defined by close board fencing. Due to the orientation of the properties the extension will result in some impact on evening light, however it is noted that no objections have been received in relation to this application and therefore the extension could have been constructed under the current Prior Notification Rear Extensions process. Therefore it is not considered appropriate to refuse the application on loss of light.
- 7.5 Consequently, it is considered that the proposals are 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.

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/18/00187 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 13.02.18

Block plan - received 13.02.18

Existing and proposed floor plans and elevations - received 13.02.18

Proposed front dormer - received 13.02.18

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.