
Site Address: 76 Buckland Close, Waterlooville, PO7 6EE
Proposal: Front dormer including change of roof from hip to gable. (Rear dormer and single storey rear extension under permitted development.)
Application No: APP/17/01242 Expiry Date: 15/01/2018
Applicant: Miss Mitchell
 Just Develop It
Agent: Mr Potter Case Officer: Karen Wooden
 James Potter Associates
Ward: Hart Plain
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow located on the northern side of Buckland Close. Buckland Close comprises detached and semi detached bungalows, many of which have had a variety of roof alterations.
- 1.2 The dwelling is set back from the highway by approximately 8m. Off road parking is available within the curtilage of the property.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Front dormer including change of roof from hip to gable. (Rear dormer and single storey rear extension under permitted development.)

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

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for any new connections to the public foul and surface water sewer to be made by the applicant or developer.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface

- water disposal in the order
- a Adequate soakaway or infiltration system
 - b Water course
 - c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the water supply source. ***Note: It is not considered that the proposal of this type would negatively impact the Source Protection Zone.***

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: 7

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. The proposed rear extension and rear dormer comply with the tolerances of Permitted Development and therefore do not require planning permission.

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

- 7.3 There are many other examples of dormers and roof alterations within the streetscene of Buckland Close. 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.
- 7.4 The dormer window to the front of the property is to be set well below the existing ridge line and does not dominate the roof or the existing dwelling.
- 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

- 7.6 The window to the front dormer is to be set on the front elevation. 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/17/01242 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:
Block and location plan - 17089-PL-001
Existing and proposed ground floor plan - 17089-PL-002
Existing and proposed first floor plan - 17089-PL-003
Existing elevations - 17089-PL-004
Proposed elevations - 17089-PL-005
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