
Site Address:	68 The Dale, Waterlooville, PO7 5DE		
Proposal:	Build up gable end and extend existing rear dormer.		
Application No:	APP/17/00720	Expiry Date:	04/09/2017
Applicant:	Mr Jordan		
Agent:	Mr C Curnow	Case Officer:	Emma Chisnall
	Thorns - Young Ltd		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 68 is a large two storey semi-detached dwelling situated centrally within The Dale in Waterlooville. The dwellinghouse is constructed of part facing brickwork and part render with a concrete tiled cat slide roof to the west. No 68 is situated on an incline from west to east and north to south.
- 1.2 The front amenity space is hard-surfaced in order to accommodate multiple cars with an integral garage within the west side of the dwellinghouse. The curtilage boundary is constructed of a part brick part hedge boundary approximately 1m high.
- 1.3 To the rear the amenity space is large in size and is part hard-surfaced and part laid as lawn. The rear amenity space is on an incline from north to south and is surrounded by a timber fence approximately 1.8m high around the curtilage boundary.

2 Planning History

02/58047/002 - Alteration to roof line to include roof lights to front and side elevation and new dormer to rear elevation., PERM,27/02/2003

3 Proposal

- 3.1 Build up gable end and extend existing rear dormer.

4 Policy Considerations

National Planning Policy Framework 2012

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
AL1 (Presumption in Favour of Sustainable Development)

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: 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 works proposed to No 68 are to the roof space and include the conversion of the top part of the cat slide roof to a gable end with a rear dormer extended along the roof space. Although this is considered to alter the design of No 20 and look partially out of place it is acknowledged that the proposed development is moderate in size and would be situated in a streetscene containing a mixed character. Following a site visit it was also noted that multiple dwellinghouses within The Dale contain roof extensions with one in particular reflecting the same design to that proposed at 68 and therefore the precedent has been set and the impact caused by the development is considered to be limited and acceptable.

7.4 The works include the demolition of a rear conservatory and the erection of a solid wall extension continuing along from the one in place for the kitchen. This shall include the erection of a mono-pitch roof including rooflights and falls under the Town and Country General Planning General Permitted Development Order and therefore does not require planning permission to be developed and shall not be commented on further.

7.5 Materials are proposed that match that of the existing which should ensure that the development looks in keeping to No 20 and not out of place.

7.6 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

- 7.7 The works proposed to No 68 have the potential to cause over-looking and a loss of privacy to the neighbouring dwelling to the south and west. However, no 68 has a rear garden depth of approximately 30m and therefore this distance would ensure that any impact caused is negligible.
- 7.8 The creation of the gable end includes a window in the rear elevation which shall be in closer proximity to the dwellinghouse to the west, creating potential over-looking. This window is proposed to be for an en-suite and as such shall be conditioned to be fitted with obscure glass and fixed shut if not higher than 1.7m above the proposed finished floor level to address this. The proposed new window along the side elevation in the roof is for a landing and as such is considered to not be a main habitable room with a regular occupancy. Therefore the window would not warrant a refusal of planning permission and it is also noted that no objections have been made regarding it. Although the works include an increased mass and bulk of No 68 the development is considered to be of a modest size which would be set off the shared boundary to the west. Therefore the works are considered to not cause an unacceptable loss of light to No 66 and can be considered to be acceptable.
- 7.9 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.

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/17/00720 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the roof on the rear elevation facing south for the en-suite shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.

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

Proposed Elevations Plan: Drawing No 1109:17.2

Block Plan Licence Reference Number: OI1141631

Site Location Plan Licence Reference Number: OI1141632

Reason: - To ensure provision of a satisfactory development.