
Site Address: 10 Covert Grove, Waterlooville, PO7 8EY
Proposal: Additional dormer window to front elevation, 2No. additional windows to side elevation.
Application No: APP/17/00814 Expiry Date: 02/10/2017
Applicant: Mr & Mrs Rushton
Agent: Case Officer: Karen Wooden
Ward: Stakes
Site Visit Date: 27/09/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached split level chalet style property with an integral garage, situated on the southern side of Covert Grove. The house has a brown tiled pitched roof with elevations of multibrick, with a wooden clad pitched roof dormer to the front.
- 1.2 Due to the ground levels the property is two storey to the front and single storey to the rear. The property benefits from a rear conservatory.
- 1.3 The surrounding properties are of a similar age but with variations in styles. Close to the application site examples can be found of detached and semi detached houses. Dormer windows are a characteristic of the streetscene.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Additional dormer window to front elevation, 2No. additional windows to side elevation.

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 for 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: 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 new dormer would be visible from the public realm, however other examples of rooflines with two dormer windows can be found within close proximity to the application site. The proposed dormer is to be of a similar size and appearance to the existing dormer which will result in symmetrical appearance to the front of the property. The application also proposes to replace one velux window to the front with one of a larger size and install two new windows to the eastern elevation. The applicant has confirmed that both the existing and proposed windows and dormers are to be replaced with Anthracite Grey UPVC windows. There is a variety of colours to the fenestration currently visible within the streetscene and therefore it is not considered that this alteration would have significant impact on visual amenity. The design and appearance of the proposal is in proportion and sympathetic to the existing building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is judged to be acceptable.

Therefore 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

7.4 There are no side windows in the proposed new dormer and there are sufficient gaps between the properties which are likely to reduce any perception of mass. The proposal is adding to the existing first floor roofspace, is set in from the edge of the roof and the eaves and is consequently unlikely to appear overbearing. The dormer and replacement velux to the front elevation are considered to be relatively minor additions and whilst they would be visible from the streetscene, it is considered that the

development is unlikely to lead to overlooking or appear overbearing to the properties immediately adjacent to the application site.

- 7.5 The application includes the addition of two windows to the eastern elevation to provide additional light and ventilation to the lounge and a bedroom. Both windows look onto the flank wall of the property to the east (No. 12 Covert Grove), which itself has no windows. Due to the split level nature of the properties, and the ground level raising from south west to north east, the proposed bedroom window will be set at a similar height to the windows in the rear conservatory. The boundary treatment between No. 10 and No. 12 Covert Grove is a 1.8m fence. Therefore it is not considered that the addition of the windows will result in unacceptable overlooking.
- 7.5 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/17/00814 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:

Existing and proposed front and rear elevations - received 26.07.17
Proposed section, existing and proposed block plans - received 26.07.17
Existing and proposed side elevations - received 26.07.17
Existing and proposed floor plans - received 26.07.17
Email confirming window materials - received 27.09.17

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.

