
Site Address:	5 Blossom Drive, Waterlooville, PO7 5AW		
Proposal:	Installation of side dormer windows.		
Application No:	APP/17/00417	Expiry Date:	16/06/2017
Applicant:	Mr Minter		
Agent:	Mr C Curnow	Case Officer:	Karen Wooden
	Thorns - Young Ltd		
Ward:	Purbrook		
Site Visit Date:	24/05/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey house situated within a modern development accessed via London Road in Waterlooville.
- 1.2 The house is semi detached, and set back from the highway, with allocated parking spaces to the front.

2 Planning History

APP/11/00977 - Application for Non Material Amendment to Planning Permission 10/53728/009 relating to chimneys (plots 1-5), fenestration (excluding rooflights) (plots 1, 2 and 5), internal layout changes (bedrooms) (plots 1-5) and Omission of second floor false gable window (plot 5)., PERM,11/10/2011

APP/11/01040 - Installation of solar panels within roof covering to Plots 12, 13, 14, 15, 16, 19, 20, 21 & 22., PERM,09/08/2011

APP/11/01324 - Application for non-material changes to Planning Permission 10/53728/009 relating to window heads and cills to be brickwork (as constructed detail) - plot six; window head to first floor side window elevation to be straight edge brickwork (as constructed detail) - plots seven and nine; removal of ground floor side elevation window lounge room - plot seven. , NFA,09/09/2011

APP/11/01325 - Discharge of Condition No. 23 (i) and (ii) of Planning Permission 10/53728/009. , PERM,24/10/2011

APP/11/01326 - Discharge of Condition No's 3, 4, 6, 7, 8, 10, 11, 12, 30 and 31 of Planning Permission 10/53728/009. , PERM,02/04/2012

10/53728/009 - Construction of 31No. houses with associated access and landscaping., PERM,29/10/2010

APP/13/00872 - Application for written confirmation that the planning conditions imposed in relation to planning permission 10/53728/009 and the associated S106 Agreement (dated 29.10.10) requirements have been discharged. , PERM,18/11/2013

3 Proposal

Installation of side dormer windows.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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: 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 works comply with Permitted Development but these rights have been removed from the properties within this development, resulting in the need for this application.

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

7.3 The proposed works will result in the side dormer to the western elevation and the second floor window to the southern elevation being visible from the public domain, however as this property is set back from the road it is considered that it will not have a significant impact on the character of the area. However this would not be the case for the majority of properties within this development, which are more visible and uniformed, and therefore should not be seen as setting a precedence. The dormer to the eastern elevation will not be visible from the road.

- 7.4 The proposed materials are to be similar to those of the existing dwellinghouse.
- 7.5 The proposal will be set below the existing roof line and therefore will not dominate the existing building, complying with Havant Borough Councils Borough Design Guide. It is considered that, on balance, the design and appearance of the proposal would not cause significant harm to the visual appearance of the dwelling to warrant a refusal 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 windows to be inserted into the western dormer will have a minimum eill height of 1.7m and therefore will not have a significant impact on the amenities of the neighbouring property in terms of overlooking.
- 7.7 A skylight is to be inserted in the dormer to the eastern elevation which will result in no overlooking.
- 7.8 The installation of windows to the northern and southern elevations will provide views over the rear garden of the application site, and the highway to the front and therefore will not impact neighbouring amenity in terms of overlooking.
- 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/17/00417 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 21.04.17

Block plan - received 21.04.17
Plan - 1058:17

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.