
Site Address:	61 The Brow, Waterloooville, PO7 5BY		
Proposal:	Loft extension including rear dormers. (Revised application.)		
Application No:	APP/16/00129	Expiry Date:	01/04/2016
Applicant:	Mr Derrick	Team:	Team 1
Agent:	Mr Galloway	Case Officer:	Emma Chisnall
	PGP Architects		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

61 The Brow is a large detached dwelling constructed of red brick walls with a concrete tiled hipped roof. The dwelling is on located on a hill and the ground slopes from south to north and east to west. The rear amenity space is substantial in size at approx 37m deep and is a mixture of lawn and hard-surfacing. To the front of the dwelling the amenity space is part lawn and part hard-surfacing for the provision of parking two cars with a garage and parking available along The Brow Road.

2 Planning History

APP/15/01347 - Alteration and extension of roof to use as habitable accommodation including dormer window with juliette balcony to rear., Withdrawn,26/01/2016

3 Proposal

Loft extension including rear dormers. (Revised application.) Dormers measuring 2.75m wide x 2.6m high x 3.2m deep

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Council Design Guide Dec 2011

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: 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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The development aims to extend the roof to provide a master bedroom, dressing room and en suite with loft storage to the front of the dwelling.

(ii) Impact upon the character of the area

The changes proposed to the roof will alter the appearance of the existing dwelling to both the front and back but it is considered that this will not detract from the character of the area. Along The Brow there are examples of similar roof developments which will ensure the proposed works would not look out of place from the streetscene. The changes proposed to the roof will be built in matching materials which will help the development look in keeping to the existing dwelling. It is considered that the design is sound and will enhance the existing dwelling design without detracting from the character of the area.

The rear dormers will not be viewable from the streetscene and due to their position and size on the rear roof of the dwelling, it is considered that they would not cause significant harm to the appearance of the existing dwelling nor the character of the area. The dormers look in proportion to the roof and are of sound design. There are also similar examples of rear dormers along The Brow which will help the development look in keeping. The development can therefore be considered acceptable.

(iii) Impact upon residential amenity

Due to the position of the dwelling and the proposed works it is considered that any impact on the amenity of the immediate neighbours would be limited and acceptable. No objections have been received in regards to the scheme and it is considered that

the changes proposed to the roof would not lead to a loss of light nor cause shadowing to the neighbouring dwellings. The design and size of the dormers means that the proposed development would not appear unduly bulky or out of place. The neighbouring properties should not suffer from over-looking or a loss of privacy due to the position and size of the proposed windows. The development can therefore be considered acceptable.

8 **Conclusion**

61 The Brow has adequate amenity space for the proposed dormers and loft conversion. The space available should ensure that there is no significant loss of amenity space to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00129 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 Compulsary Purchase Act 2004.
- 2 The external materials used for the roof 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan: Drawing No 15/87/B01
Proposed Floor Plans: Drawing No 15/87/P01
Proposed Elevations: Drawing No 15/87/P02

Reason: - To ensure provision of a satisfactory development.