
Site Address: 34 Frances Road, Purbrook, Waterlooville, PO7 5HH
Proposal: First floor rear dormer, raise two gables and install 3No. rooflights to front elevation.
Application Type: Full Planning Permission
Application No: APP/23/00924 Expiry Date: 29/01/2024
Applicant: Mr and Mrs Rogers
Agent: Edward Caush Case Officer: Robert Riley
 Edward Caush Associates
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a single-storey bungalow located in Purbrook on the southern side of Frances Road. The dwellinghouse features orange brickwork and white blockwork to form the external walls and brown concrete tiles on a pitched roof in a gable design. The dwellinghouse contains a paved front garden fronting onto Frances Road and a garden with an outbuilding and trees to the rear.

The application site is in a location that could be considered both urban and residential with the character of the road featuring detached one and two storey houses with brickwork and render design in evidence.

2 Planning History

There is no relevant planning history to the application site.

3 Proposal

The proposal to the application site involves three elements:

- A first floor rear dormer.
- The raising of two gables
- The installation of 3No. rooflights to front elevation.

3.1 The plans also show a ground floor rear extension to be erected under permitted development rights, which is not before the Local Planning Authority (LPA) to consider.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comment received

Councillor Ms C Diamond - Purbrook Ward

No comment received

Councillor Ryan Brent

No comment received

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: 8

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

The proposed development encompasses a first floor rear dormer, the raising of two gables and the installation of 3No. rooflights to the front elevation of the dwelling.

3No. rooflights to front elevation

- 7.3 The 3No. rooflights to front elevation would be installed approximately 1.3 metres above the floor level on the first floor. The Havant Borough Design Guide SPD ordinarily does not support street facing rooflights, stating that rooflights on the roof fronting a street should be avoided. On Frances Road, however, it is noted that there is a character of rooflights and dormers in evidence on front elevations with an eclectic range of designs and styles of dwellings, thereby with regards to this and the modest visual scale it is considered that it would not harm the character of the road. Furthermore, due to an approximate projection of 0.1 metres and not projecting beyond the highest part of the roof, this would be possible to build under permitted development rights.

First floor rear dormer

- 7.4 To the rear elevation of the application site, a rear dormer is proposed to be installed. The rear dormer was amended by the agent to be reduced in depth, and in the amended plans the first floor rear dormer would have a depth of approximately 3.4 metres, a width of approximately 6.9 metres and a height of approximately 2.7 metres to create an addition of approximately 31.7 sqm³. On the site visit it was noted that No.36 Frances Road has a rear dormer first floor addition that is of a similar scale to the rear dormer works that are proposed to No.34. It is noted that the dormer proposed to the rear elevation would be of a significant scale, however due to this aspect of the works not being readily visible on the streetscene it is not considered to have an unacceptable impact upon the character of the road.

The raising of two gables

- 7.5 The raising of two gables would be readily visible on the streetscene and change the character and silhouette of the dwelling furthermore adding bulk. Regarding the streetscene, Frances Road has a character of, but not primarily exclusively featuring bungalows. Nos 36 and 38 Frances Road are both 1.5 storey dwellings, with Nos 32 - 10 Frances Road featuring two storey dwellings. This suggests that regarding the increased scale and bulk proposed from the works to the application site would not appear out of character with regards to immediate neighbours and would therefore have an acceptable impact in regards to the roads character.
- 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 To the western, eastern and southern sides of the application site are properties at Nos 32 and 36 Frances Road and No. 23 Privett Road. Due to proximity, the main impact to assess would be in regard to these properties. It is not considered that the proposed rooflights would have an adverse impact upon the neighbouring properties with any overlooking restricted to the front gardens of these properties, which currently exists from the public realm. Furthermore the proposed separation

distance with the dormer and No.23 Privett Road's rear elevation of approximately 55 metres, would mean that this property is not affected unacceptably in regards to overlooking which is not considered to have a significant impact upon neighbours.

No. 32 Frances Road

- 7.8 To the western side of the application site is No.32 Frances Road. It is proposed that due to the rear dormer facing the back garden of No.34 and no new windows on this elevation that overlooking impacts would be acceptable and limited upon No.32. Additionally the dormer with regards to its set back would not increase overshadowing upon this dwelling.
- 7.9 The raising of two gables would increase the sense of scale upon No.32 Frances Road, with regards to its works to the western elevation. With regards to overshadowing caused by the works, it would not have a significant impact upon No.32's eastern elevation first floor window serving a landing (which is not servicing a principal room) due to the location of this work not facing this window. With regards to overshadowing of the ground floor, the works would not significantly impact the WC and landing windows towards the front of the property on the eastern elevation of No.32 due to their location forward of this work. The main impact regarding overshadowing would be upon the kitchen window towards the rear. It is considered that overshadowing of this window would be increased due to the raising of two gables however due to the dwelling already being situated on higher land where the roofworks would take place it is considered that this window already receives significant overshadowing, and that the works would not materially increase this significantly beyond the current effects of the existing dwelling.

No. 36 Frances Road

- 7.10 To the eastern side of the application site is No.36 Frances Road. It is not proposed that the dormer would significantly increase overlooking due to No 36 being forward of the No 34 and shielding would be received by No.36's rear garden's outbuilding.
- 7.11 With regards to overshadowing due to the gable works, No.36 has no windows on its first floor western elevation and has 3No. windows on its western elevation on the ground floor which are already impacted by the existing dwelling and its higher ground. These windows serve a bathroom a bedroom and a kitchen, it is considered that the bedroom window would not be significantly impacted due to the gable works due to its location forward of the gable works. It is considered that the main impact of overshadowing would be upon the kitchen window on the western elevation. It was noted on a site visit that due to the existing small separation distance, it is already considered that this window receives significant overshadowing and that the proposed works would not materially have a significantly further impact upon a loss of light impact.

No. 23 Privett Road

- 7.12 To the southern side of the application site is No. 23 Privett Road, it is proposed that the rear dormer would face towards the back garden of No.23 Privett Road. The windows proposed for the rear extension, would be located approximately 55 metres away from the rear of the property which is above the 20 metre minimum set out in the Havant Borough Design Guide SPD. Furthermore on the site visit it was noted that there are trees and hedging along the site's southern boundary, which further screens the view of No.23 Privett Road. In regards to this, the works are

considered to have an acceptable upon No.23 Privett Road.

- 7.13 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy 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 proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to <AnISCommHpdRec> for application APP/23/00924

(A)

(B) for the following reasons/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:

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Drawing Number: Revision A: Depth of dormer features with floor plan of first floor

Drawing Number: Revision B: Existing & Proposed northern, western and southern elevations

Drawing Number: Revision F Existing & Proposed East Elevation

BLOCK PLAN: - 21:2106:L(2-) Rev 08

LOCATION PLAN - 21:2106:L(2-) 001- Rev 02

Reason: - To ensure provision of a satisfactory development.

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- 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.