
Site Address: 8 Dornmere Lane, Waterloooville, PO7 8QH
Proposal: Single storey rear extension on existing raised balcony with extension to balcony. Garage conversion to habitable room with bay window to front
Application Type: Full Planning Permission
Application No: APP/22/00843 Expiry Date: 26/10/2022
Applicant: Mr Bulley
Agent: Case Officer: Selina Donophy
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two storey dwellinghouse located on the east side of Dornmere Lane. The property has a pitched roof with elevations formed from brickwork and tiles to the roof. The front elevation features an integral garage and to the rear is a balcony serving the ground floor as the land levels drop towards the rear of the property whereby the ground level becomes first floor height.

2 Planning History

APP/21/01155 - Single storey rear extension on existing balcony; new balcony to rear; garage conversion with front bay window..., PERM,14/12/2021

3 Proposal

Single storey rear extension on existing raised balcony with extension to balcony.
Garage conversion to habitable room with bay window to front

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 Gwen Robinson

No comment received

Councillor Mike Sceal

No comment received

Councillor Peter Wade

No comment received

County Waste Management

No comment received

Property Management (formerly County Estates Department) Hampshire County Council

No comment received

Property Services Manager

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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
- (iv) Parking

(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 This proposal is a resubmission proposal as an extension was previously approved under application reference APP/21/0115 for a larger rear extension. This current proposal comprises a smaller rear extension alongside the balcony extension, conversion of the garage and addition of a bay window to the front elevation. This current extension proposal would have dimensions of approximately 2.6 metres depth, 5 metres width and 2.2 metres height to eaves height, 3.3 metres to ridge height as it would have a pitched roof. The extension would be located closer to the northern side of the property and would have bi-fold doors to the side and rear leading out on to the existing balcony. Obscured screening would be added to the south side of the balcony with 1.7 metre height. The garage would now become a study to the front and utility room towards the rear.
- 7.4 The proposed extension would be located to the rear of the property and is therefore unlikely to have an impact on the wider character of the area. The extension would result in a decrease of garden space - the Havant Borough Design Guide stipulates a minimum garden length of 10 metres in order to retain an appropriate standard of living for current and future occupiers. This site already has a constrained garden area and this would be reduced to approximately 7-8 metres in length including the raised terrace area. Whilst a further reduction in garden depth is not encouraged, in this case there would be 10 metres of garden area width retained - in addition the pattern of development in the immediate surrounding area includes gardens which are smaller in size. With the context of the site and area in mind and the fact that a balcony is also retained, the impact of this proposed extension is therefore deemed to be acceptable. The proposed front bay window is not considered to result in any harmful impact to the streetscene.
- 7.5 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

- 7.6 To the north of the application site is No. 7 Dornmere Lane. This is a two storey detached property. The proposed extension would not infringe upon the 45 degree overshadowing area as outlined in the Havant Borough Design Guide SPD and is not considered to result in harmful overshadowing to this property. There is judged to be substantial screening by foliage on this side boundary to mitigate against potential overlooking.
- 7.7 To the south of the application site is No. 9 Dornmere Lane. This is a two storey detached property. The proposed extension would not infringe upon the 45 degree overshadowing area as outlined in the Havant Borough Design Guide SPD and is not considered to result in harmful overshadowing to this property. The balcony would project quite far beyond the rear of no 9 however screening is proposed which would mitigate against any overlooking.

- 7.8 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.

(iv) Parking

- 7.9 The proposal would result in the loss of the garage and therefore a parking space. Despite this the bedroom number would not be increasing from the three existing. A parking plan has been provided which shows three vehicles could be parked on the front hardstanding and therefore parking allocation has been met.

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/22/00843

(A) 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	Licence No. 100041041
5372/3 Rev L	PROPOSED GROUND FLOOR PLAN
5372/4 Rev F	PROPOSED ELEVATIONS
5372/5	PROPOSED AND EXISTING ELEVATIONS
5372/500	SITE LAYOUT PLAN

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.

- 4 The 1.7m high side panels as shown on Drawing Number 5372/4 - Rev F to the south side of the balcony hereby approved shall be obscure glazed to a degree of obscuration no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), and shall be provided prior to the extended roof terrace first being brought into use. The side panels shall be retained and maintained thereafter in accordance with the approved details.

Reason: In the interests of the residential amenities of the adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.