
Site Address:	22 Blossom Drive, Waterloooville, PO7 5AW		
Proposal:	Construction Of Rear Dormer And Front Rooflights.		
Application No:	APP/21/00804	Expiry Date:	09/09/2021
Applicant:	Mr & Mrs Kerens		
Agent:		Case Officer:	Joseph Toole
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

22 Blossom Drive, Waterloooville, is located to the south side of Blossom Drive within a cul-de-sac. The application site is a two storey middle terrace property comprising of red brickwork and grey roof tiles.

The property is located within a modern residential estate with some surrounding properties of similar design and others differing.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

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

APP/17/00424 - Loft conversion , PERM,28/07/2017

APP/17/00704 - Variation of S106 dated 29.10.10; clause relating to affordable housing provision to be varied so that the time frame to agree the price is set., UNK,

3 Proposal

Construction Of Rear Dormer And Front Rooflights.

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes
No Comment.

Councillor Husky Patel
No Comment.

Councillor Ms C Howard - Purbrook Ward
No Comment.

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: 9

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
- (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 The proposed development would involve a loft conversion to accommodate a bedroom and en-suite with a rear dormer within the roofscape. The proposed rear dormer would have a length of approximately 4.3 metres, a depth of approximately 3.4 metres and a flat roof with a maximum height of approximately 2.4 metres.

7.4 The proposed rear dormer would have grey tiles with a flat roof. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed dormer would appear subservient to the host dwelling being below of the ridge of the property. Therefore, it is considered to be inkeeping with the character of the area.

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 front there would be two velux windows within the en-suite and stairwell. These would face out onto the road and properties opposite which is not considered to cause any form of harmful overlooking.

7.8 To both sides the proposed rear dormer would extend out. It is not considered to have an adverse impact on the occupiers of No.20, 24 and 26 Blossom Drive in terms of appear overbearing or loss of light.

7.9 To the rear there would be two windows within the proposed dormer facing out onto the rear garden. This is considered to create views which are deemed appropriate within a residential area therefore it is not considered to cause harmful overlooking to the neighbouring properties No.20, 24 and 26 Blossom Drive. It is also worth noting on planning reference APP/17/00424 No.20 Blossom Drive received planning permission for a loft conversion with a rear dormer. The properties directly to the rear along Bushy Mead are considered to be of an appropriate distance away not to cause harmful overlooking to their private amenity space.

- 7.10 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

- 7.11 The property would continue to provide 3 bedrooms with the proposed loft conversion therefore it is not considered to have an impact on the parking arrangements.

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/21/00804

- 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
Block Plan - 5642/500
Proposed Floor Plans - 5642/2
Proposed Elevations - 5642/4
Section - 5642/5

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.