
Site Address:	24 Victoria Avenue, Waterlooville, PO7 5BN		
Proposal:	Proposed front dormer		
Application No:	APP/21/00941	Expiry Date:	04/11/2021
Applicant:	Mr Vincent		
Agent:	Miss Pawlow	Case Officer:	Julie Terzoudis
	Thorns-Young Architectural		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to a single-storey semi-detached dwelling with rooms in the roof, located at 24 Victoria Avenue, within the neighbourhood of Waterlooville. The character of the street comprises almost entirely of low level single-storey pairs of semi-detached dwellings, subject to roof extensions in the form of varying styles of dormers.

2 Planning History

99/60855/001 - Single Storey Rear Extension, PERM,20/05/1999
97/60855/000 - Front dormer windows, PERM,14/04/1997

3 Proposal

- 3.1 The application proposes the demolition of two individual front gable dormers, and the reconstruction of a single double-gabled front dormer. The proposed ridge of the gable dormer would be in-line with the height of the main roof on the host dwelling. A set back of 0.6m is proposed from the eaves on the main roof
- 3.2 It was noted at the assessment stage that a proposed rear dormer was also shown on the proposed plans. The applicant has confirmed that the rear dormer is to be constructed under permitted development rights and therefore does not make up part of this assessment.

4 Policy Considerations

National Planning Policy Framework 2021
National Planning Practice 2016
Havant Borough Council Borough Design Guide SPD December 2011

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)

5 Statutory and Non-Statutory Consultations

Councillor Gary Hughes

No comments received.

Councillor Husky Patel

No comments received.

Councillor Ms C Howard - Purbrook Ward

No comments received.

Developer Services, Southern Water

The attached plan shows that the existing building lies near to an existing public foul sewer. If the works to be carried out will alter the existing foundation line or depth or the structural load applied on the sewer it will be necessary for the applicant to contact Southern Water.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

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: 6

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

7.3 The proposed double gabled dormer would replace to individual gable dormers within a similar location upon the southern roof slope. The proposed ridge height for the dormer would replicate that of the existing dormer. Although the proposed setback

from the eaves would be reduced from the existing of 1.0m to 0.6m, it is still considered that an adequate set back from the eaves of the main roof would still be achieved. Overall, the proposed dormer would be of an appropriate scale which would not overly dominate the roof slope.

- 7.4 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 2011). 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

- 7.5 The proposed dormer replaces two separate dormers on the southern (front) roof slope of the dwelling. The dormers present toward the public realm, where passive surveillance is anticipated. No residential amenity concerns would be raised from the proposed development for either of the neighbouring occupiers.
- 7.6 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 2011). 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/21/00941

(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:

Location Plan
Block Plan
Existing Plans Drw. No. 5196.21.1

Proposed Plans Drw. No. 5196.21.2

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.