
Site Address:	59 Deverell Place, Waterloooville		
Proposal:	Two storey side extension and dormer to existing roof.		
Application No:	APP/21/01395	Expiry Date:	11/03/2022
Applicant:	Mr J Daniels		
Agent:	Mr Bramble-Stewart	Case Officer:	Graham Speller
	GBS Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located via a private drive from Deverell Place and is occupied by a detached chalet bungalow.
- 1.2 The surrounding area is residential in character with properties of varying styles and design.

2 Planning History

APP/10/00119 - Construction of 1No. 3 bed and 1No. 4 bed chalet style bungalow with associated car parking, landscaping and new access onto Deverell Place. Withdrawn 24/06/2010.

APP/11/01178 - Construction of 1No. 2 bed dwelling and 1No. 4 bed detached dwelling with associated car parking, landscaping and new access onto Deverell Place. (Revised Application.) PERM, 01/11/2011

APP/12/00515 - Discharge of Conditions No's 2, 3, 4, 5, 6, 7, 11 and 12 of Planning Permission APP/11/01178., PERM,27/07/2012

APP/12/00517 - Application for non-material change relating to alterations to roof design (Plot A and Plot B); reduction in site of dwelling (Plot B) and alterations to fenestration (Plot A and Plot B)., NPW,31/01/2013

APP/12/00800 - Construction of 1No. 2 bed detached dwelling and 1No. 4 bed detached dwelling with associated car parking, landscaping and new access onto Deverell Place. (Amendments to design of previously approved application APP/11/01178.), PERM,07/12/2012

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

3 Proposal

- 3.1 Two storey side extension and additional dormer window to existing roof.
- 3.2 The proposal was amended during the course of its consideration by the removal of dormer windows in the western roofslope. Reconsultation was carried out.

4 Policy Considerations

National Planning Policy Framework 2021
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)

Submission Version Havant Local Plan
E1* (High quality design)

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

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.

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

(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 As noted above, the proposed dormer windows in the western roofslope have been removed from the proposals.

7.4 There is a mix of styles and design of properties in the locality and the host dwelling already has front facing small dormer windows. The proposals would extend the property northwards and feature two additional dormer windows in the eastern front elevation.

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 As noted above, the proposed dormer windows in the western roofslope have been removed from the proposals due to concerns regarding potential overlooking and loss of privacy to neighbouring properties.

7.7 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.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/21/01395 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:

59 DEVERELL 14 REV A - LOCATION PLAN

59 DEVERELL 12 REV A - BLOCK PLAN

59 DEVERELL 13 REV A - SITE PLAN

59 DEVERELL 11 REV A - PARKING PLAN

59 DEVERELL 07 REV B - REVISED PROPOSED GROUND FLOOR

59 DEVERELL 08 REV B - REVISED PROPOSED FIRST FLOOR

59 DEVERELL 06 REV B - REVISED PROPOSED FLOOR & ROOF

59 DEVERELL 09 REV B - REVISED PROPOSED ROOF

59 DEVERELL 10 REV B - REVISED PROPOSED ELEVATIONS

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), other than the details on the approved drawings, no additional alteration to the roof of the extension hereby approved [including the addition of windows] shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.