
Site Address:	6 Pyrford Close, Waterlooville, PO7 6BT		
Proposal:	Proposed gable build up with front and rear dormers.		
Application No:	APP/21/01445	Expiry Date:	17/02/2022
Applicant:	Mr Lowe		
Agent:	Mr C Mallen	Case Officer:	Selina Donophy
	Thorns - Young Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached bungalow located on the south side of Pyrford Close, Waterlooville. This property has elevations of white render with a hipped roof. Located towards the rear of the property is a detached garage. Towards the front of the site is a paved hardstanding with vehicle parking space.

2 Planning History

None relevant

3 Proposal

Proposed gable build up with front and rear dormers.

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)

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No comment

Councillor E Shimbart - Hart Plain

No comment

Councillor P Bains - Hart Plain 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: 8

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 comprises a hip to gable roof extension and dormers to both the front and rear roof slopes. The proposed rear dormer would have a flat roof with dimensions of approximately 5 metres width, 2.1 metres height and 3 metres depth. The dormer would create an additional bedroom at first floor level. To the front roof slope a dormer is also proposed. This dormer would have a sloped roof with dimensions of approximately 1.3 metres height, 4 metres width and 2.3 metres depth. Both proposed dormers would be set up from the eaves line and down from the ridge, the front dormer would be noticeably set in from the sides of the roof. It is noted that dormers are a prevalent feature in the immediate streetscene and therefore the dormers are not considered to disrupt the existing pattern of development within the streetscene. The hip to gable roof extension would alter the existing symmetry with the paired property which is not particularly supported. However it is not considered to be harmful enough to justify a refusal given there have been various alterations to roof slopes in the surrounding area. Proposed materials include tile hanging and roof tiles to match existing.
- 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). 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 To the rear (south) of the application site is no 143 Sunnymead Drive. There would be approximately 22 metres separation distance between this property and the property to the rear which meets the design guidance whereby the minimum separation distance is 20 metres back to back.
- 7.6 To the front (north) of the application site is no 11a Pyrford Close. There would be approximately 24 metres separation distance between the properties which meets the design guidance. There is already some degree of overlooking to be expected from street facing windows.
- 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.

(iv) Parking

- 7.8 Bedroom numbers would not be changing and would remain at two bedrooms total and therefore no additional parking allocation would be required.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01445 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 uploaded on the 23.12.2021

Proposed block plan uploaded on the 23.12.2021

5284.21.1 Existing and proposed floor plans and 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.