
Site Address:	50 Cotwell Avenue, Waterloooville, PO8 9AW		
Proposal:	Raise gables with 2no. dormers to the front and dormer to rear		
Application No:	APP/21/01251	Expiry Date:	14/01/2022
Applicant:	Ms Mullineaux		
Agent:	Miss C Pawlow	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

50 Cotwell Avenue, Waterloooville, is a detached bungalow with a hipped hung tiled roof, the property is constructed with red/brown brick, with a small section of white painted brick to the front elevation. The front of the property has open vehicular access with a hardsurfaced area leading to the detached garage which is located to rear of the property. There is a 1 metre high wall to the front (west) boundary with a shingled frontage. The boundary treatment to the rear and rear side boundaries consists of 1.8m wooden fencing, the rear garden is laid to lawn with some block paving areas.

2 Planning History

None relevant

3 Proposal

Raise gables with 2no. dormers to the front and dormer to rear

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 **Statutory and Non Statutory Consultations**

Not required

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I would ask you consider the following when reviewing this application, which will affect my property/plot. 1. The design effectively turns a single storey bungalow into a two storey house. The full width rear dormer doubles the property first floor silhouette and as this development is directly west will reduce evening sunlight by shadowing my rear garden for about 1-2 hours earlier each evening during June - September. 2. One of the benefits of living within a bungalow development is that privacy of plots is high as there is little or no overlooking from surrounding properties. My current garden and back of the bungalow is not overlooked, this proposal will end that valuable asset. Please consider these impairments to daylight, and privacy to my property.	See Section 7 'Planning Considerations'.

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 proposals would include changing the roof shape from a hipped roof to gable ends on both side elevation of the property, in addition to the gable ends, alterations to the roof would include the insertion of two pitched dormer windows to the front elevation and one large flat roof rear dormer, the rear dormer would include 1No. window to the rear serving a bathroom and 1No. window serving an additional bedroom. It is considered that the dormer windows are well proportioned together with introduction of the gable ends of the roof would not result in any adverse impact to the visual amenities of the street scene.

7.4 Whilst the area is characterised by single storey bungalows, there are examples of bungalows within Cotwell Avenue and within the locality which haven undertaken similar roof alterations which includes hipped to gable ended bungalows and bungalows with front and/or rear dormers. As such, the proposals would not set a precedent for similar developments and would not be out of character in the locality.

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 The proposed roof alterations would not be so great as to result in any adverse impact on the amenities of neighbouring properties. It is therefore considered that the impact upon the neighbouring properties to the front, rear and side elevations would be limited and acceptable.

7.7 A concern was raised from an occupier of one of the properties to the rear of the site with respect to overlooking and loss of privacy. The distance between the rear dormer and the rear elevation of this property is in excess of 20 metres and falls within the criteria set out in the Borough Design Guide SPD.

- 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).

(iv) Parking

- 7.9 The proposal results in the number of bedrooms increasing from 3 to 6. The Havant Borough Parking Standards SPD requires three spaces for a 4+ bed house. A condition has been placed within the decision to ensure at least 3 parking spaces are provided to accommodate these requirements.

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/21/01251 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 - Drawing No. 4191.20.CC - Received 19 November 2021

Proposed Block Plan - Drawing No. 4191.20.CC - Received 19 November 2021

Existing and Proposed Floor Plans and Elevations - Drawing No. 4191.20 -1 Rev D - Received 19 November 2021

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.

- 4 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.