
Site Address: 85 Stakes Road, Waterlooville, PO7 5NR
Proposal: Raised gable to front, extended dormers to roof and rear extension.
Application No: APP/21/01024 Expiry Date: 01/11/2021
Applicant: Mr A Pennell
Agent: Case Officer: Selina Donophy
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the north side of Stakes Road, Waterlooville, on a corner plot location adjacent to Westbrook Grove to the west. The dwellinghouse has a hipped back roof to the front and two dormer windows on both sides of the roof slope. The roof and dormers are tiled, with the elevations formed from red brickwork. To the front are projecting bay windows and to the side is a hardstanding with parking space. A low brick wall runs along the front boundary.

2 Planning History

04/70097/000 - Dormer windows to east and west elevations providing additional living accommodation in roof space., PERM,02/02/2005

3 Proposal

Raised gable to front, extended dormers to roof and rear extension.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comment

Councillor Elizabeth (formerly Dianne) Lloyd

No comment

Councillor Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

No comment

Councillor S Milne

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: 6

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 The application property currently has a hipped back roof to the front elevation. This proposal seeks to extend the roof forward forming a gable end to the front level with the existing ground floor front elevation wall. The property currently features two hipped back roof dormers to either side of the roof. The proposal comprises the extension of the dormers on both sides. To the east side elevation roof slope one larger dormer is proposed- this would have dimensions of approximately 9.1 metres width by 2.2 metres height and 2.3 metres depth, retaining the hipped roof design. On the west side roof slope, two separate dormers are proposed, this has been amended as previously the front set dormer was larger than the dormer to the rear - both dormers would now have dimensions of approximately 4.2 metres width, 2.2 metres height and 2.4 metres depth. The proposed alterations to the roof would allow for the enlargement of the existing rooms at first floor level which include bedrooms 1 and 3 served by the two west side dormers, bedroom 2 and a bathroom served by the east side larger dormer and an ensuite to the rear. Also proposed is a small rear extension at ground floor level to create a rear porch in the north east corner of the building footprint- this would have a monopitched roof and would infill the corner. Proposed materials would match existing.

7.4 The proposed roof alterations are considered to add additional mass and bulk to the roof and the east facing dormer is deemed to be generous in size within the context of the roof slope. Whilst this may be the case, it is also noted that there are dormers of a similar size in the immediate vicinity. The dormer roofs would be hipped back with some set back from the front elevation which would soften the appearance to some degree. The alterations to create the front facing gabled roof is not deemed to cause harm to the streetscene and nor would the rear infill extension. The materials would remain in keeping and on balance, the proposal is judged to be acceptable in terms of the impact on the character of the area.

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 To the east of the application site is no 87 Stakes Road which is a detached bungalow set back behind no 85 with a garage located to the front. The proposed dormer on the east side of the roof would result in an additional window to this side which would be located above the ground floor reception room window . This additional window would not offer direct views into the front room window at no 87 but rather across the front garden towards the road and therefore the impact on amenity is judged to be acceptable.
- 7.7 To the west of the application site are nos 83 and 83A . There are already dormer windows on the application property with views in this direction and subsequently harmful impact has not been identified.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.9 There would be no increase in bedroom number as a result of this proposal and therefore no further parking allocation is required on site.

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/21/01024 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:

06 REV C Proposed floor and roof uploaded 20.10.2021
07 REV C Proposed elevations uploaded 20.10.2021
08 REV C Proposed ground floor uploaded 20.10.2021

09 REV C Proposed first floor uploaded 20.10.2021
85STAKESRD 11 Parking plan uploaded on the 23.09.2021
85STAKESRD 12 Block plan uploaded 23.09.2021
85 STAKESRD 14 Location plan uploaded 23.09.2021

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.