

Planning Statement

APP/21/01175 – 74 Hazleton Way – Demolition of rear conservatory and extension; proposed single storey rear extension; loft conversion with dormers to front and rear; existing tile hanging to be replaced by cladding.

To fully aid the proposal of the above mentioned planning application, research has been compiled on previous applications within the same Havant Borough Council. The results are as follows:

A search was compiled on all applications in the previous two years for any front dormer plans. Extensive results were returned, approximately 95 in total, including but not limited to:

APP/21/01228 | Gable build up, rear dormer and replace front dormer finish | 13 Penk Ridge, Havant, PO9 3LT.

APP/20/01070 | Single storey rear extension, new porch to front elevation and front and rear dormers. | 32 Park Avenue, Waterloo, PO7 5DW.

APP/21/00664 | Loft conversion, including front facing flat roofed dormer | 28 Blackthorn Road, Hayling Island, PO11 9NY.

All of the above are similar to the current application, but not more similar than:

APP/20/00802 | Proposed front and rear dormer. | 70 Abbotstone Avenue, Havant, PO9 2HN

This application for a full width front and rear dormer on a two-storey terraced house, was approved with the following comments made by the planning officer (Joseph Toole) at the time. With similarities explained in bold.

7. Planning Considerations

7.4 The proposed dormers would have hardiplank cladding similar to that of another dormer installed in the vicinity of the site, with a flat roof design. This is considered to be inkeeping with the context of the main dwellinghouse. **This is the same as the current application in that there is a wish to have cladding similar to other dormers installed in close vicinity**

7.5 The proposed dormers would be set back off the eaves and be below the existing ridge to appear subservient to the existing roof space. This would be in accordance to the Havant Borough Design Guide SPD. Furthermore, No.56 Abbotstone Avenue, of similar design to the application site has front and rear dormers. As such, the proposed development is considered to be inkeeping with the character of the area. **Proposed plans also have the dormers set back off the eaves and below the existing ridge which would be subservient to the original build. In addition numbers 47, 49, and 59 Hazleton Way have front and rear dormers, and as such would be in keeping with the character of the area. (6 Deep Dell also has a front full dormer but this is just over the border in Winchester council)**

7.6 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. **As per the above point, this statement can be applied to the current proposals**

7.7 To the front within the dormer there would be a window serving the front bedroom. There would also be a velux window serving the stairwell. These windows would face the front gardens of the properties to the side and part of the public highway therefore it is not considered to overlook any private amenity space. **This is the same in the current proposals**

7.9 To the rear there would be two windows in the rear dormer. One window would serve the en-suite and one would serve a bedroom. This would face out onto the rear garden of the property. The rear wall of the property is approximately 22 metres away from the rear walls of the properties to the rear. This distance is deemed acceptable according to the Havant Borough Design Guide. It is also considered not to have a detrimental impact on overlooking No.68 and No.72 Abbotstone Avenue either side having a fall back position of a rear dormer being allowed under permitted development. **The rear dormer within the current proposals also has the fall back of being permitted development as does the ground floor extension.**

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. **There should be no contrast between this statement and the current proposals.**

See below for plans of the proposal with granted permission.



If this proposal, approved by the same planning authority is not considered as previous precedence then the following proposals all on the same street should be considered.

47 Hazleton Way – APP/18/01277

Hip to gable roof alterations with front and rear dormers and single storey rear extension



49 Hazleton Way – APP/13/00608

Proposed new dormer to the front elevation and new conservatory at the rear (Rear dormer already installed)
(Semi-detached)



59 Hazleton Way – APP/18/00320

Single storey rear extension, alterations to roof to provide front and rear dormers with gable lifts



All of these properties are directly on the highway and the current proposal would not look at all dissimilar to these. There are also further dormers in the local vicinity which can be provided as further precedence should this be required.

Any decision on the current proposal regarding the Havant Borough Design SPD should be made with the above approved applications in mind.