
Site Address:	60 Durley Avenue, Waterlooville, PO8 8UZ		
Proposal:	Single storey rear extension; loft conversion incorporating side dormer and velux rooflights.		
Application No:	APP/16/00757	Expiry Date:	15/09/2016
Applicant:	Mr Dix		
Agent:	Mr P Davey	Case Officer:	Tina Pickup
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached bungalow located on the north side of Durley Avenue within a mixed residential area - there is considerable mix of both 2 storey dwellings and bungalows (several of which already have dormers including some flat roofed box dormers) within the immediate vicinity. The site has a fully hipped roof and sits close to its eastern boundary with hardsurfacing to the front providing parking for up to 3 cars. The bungalow has an 'L' shaped footprint with the recess to the rear in the eastern corner, currently used as a patio area. The area is generally level.

No 58 to the east is a two storey dwelling having a side gable, which is also set close to the shared boundary such that there is about a 2m building to building separation. No 58 has a single storey rear conservatory such that this projects approximately in line with the recessed element of the rear elevation of No 60. There is a 2m close boarded fence between. To the west No 62 is a semi-detached bungalow with side drive and garage increasing the separation.

2 Planning History

None relevant

3 Proposal

It is proposed to add a single storey flat roofed rear extension 3.2m deep by 3.8m wide which would infill the existing recess; convert the loft space with the addition of a side dormer in the west roofslope facing No 62, and the insertion of 3 rooflights in the east roofslope. The existing chimney would be removed.

4 Policy Considerations

National Planning Policy Framework

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)

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

Borough Design Guide SPD, 2011
Parking SPD, 2016

5 Statutory and Non Statutory Consultations

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: 1

Summary: 2m between houses & concerned at noise, pollution & blocking of drive during building work; request working hours restricted; 3 velux windows look into a bathroom window & should be frosted glass; trust checks will be made on development

Comment: Standard Environmental Health Informative's can be added to advise on reasonable working hours.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways and parking

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal is very modest in scale and appears to meet most the criteria of both Class A and B of the Town and Country Planning (General Permitted Development) Order 2015 - it is only the windows in the dormer and side velux windows that don't comply with the conditions of Class B ie their height/opening and obscuration and hence trigger the need for this planning application.

(ii) Impact upon the streetscene

Amended plans have been submitted to slightly reduce the height of the dormer such that it is set down by at least a tile from the ridge to aid its subserviency and relationship with the roof. This now complies with the Borough Design Guide SPD and the side view of the dormer from the street scene will be less dominant and box-like - especially given the fact that a small false pitch is included to improve the design. Overall, in this mixed area where other dormers are prevalent then this is considered acceptable and compliant with policy CS16.

(iii) Impact upon residential amenity

The proximity of the application site to No 58 is quite close with limited separation. The proposed single storey rear extension would project some 3m beyond the conservatory of No 58 but due to the orientation the loss of light/overshadowing effect would be restricted to the evening. Given that this flat roofed infill extension is permitted development in its own right, then it would be inappropriate to resist the proposal on its effect.

The rooflights on this side have been amended to be obscure glass and as such, although opening, should maintain a reasonable level of privacy and not have any adverse effect on the amenity of neighbours at No 58 who have a first floor obscure glass window in the side elevation.

The dormer to the west side is being proposed within the existing hipped roofslope and as such would be aligned with the roofslope of No 62 adjacent. As such the outlook from the proposed dormer would be over the roofslope with only oblique angles to the rear garden - overlooking and loss of privacy would not be an issue in this established residential area.

(iv) Highways and parking

The proposed alterations create a 4 bedroom dwelling which requires 3 on site parking spaces. The existing hardsurfaced frontage could accommodate 3 vehicles and therefore the proposal is considered compliant with Policy DM13 and the Parking SPD, 2016.

8 Conclusion

The amended plans are considered acceptable and compliant with policy CS16 and the Borough Design Guide SPD and therefore recommended for permission. The standard hours of work Informative should be added to advise on minimising nuisance to neighbours during construction.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00757 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
1:1250 Site Location Plan
1:500 Site Plan
Existing Elevations
Existing Ground Floor Plan
Proposed Plans, Section and Elevations Drawing No 816/16/01/A Revision A
Reason: - To ensure provision of a satisfactory development.
- 4 Prior to first occupation of the development hereby permitted the proposed roof lights in the side elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.