
Site Address:	10 Blossom Drive, Waterloooville, PO7 5AW		
Proposal:	Rear Dormer		
Application No:	APP/21/00646	Expiry Date:	12/08/2021
Applicant:	Mr Sykes		
Agent:	Ms Linzi Hawkins	Case Officer:	Selina Donophy
	Thorns - Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a mid- terrace , two- storey dwellinghouse located along Blossom Drive . This is a modern property of red brick construction with a tiled, pitched roof. It has a garden to the rear which backs on to parking spaces.

2 Planning History

APP/11/00977 - Application for Non Material Amendment to Planning Permission 10/53728/009 relating to chimneys (plots 1-5), fenestration (excluding rooflights) (plots 1, 2 and 5), internal layout changes (bedrooms) (plots 1-5) and Omission of second floor false gable window (plot 5)., PERM,11/10/2011
APP/11/01040 - Installation of solar panels within roof covering to Plots 12, 13, 14, 15, 16, 19, 20, 21 & 22., PERM,09/08/2011
APP/11/01324 - Application for non-material changes to Planning Permission 10/53728/009 relating to window heads and cills to be brickwork (as constructed detail) - plot six; window head to first floor side window elevation to be straight edge brickwork (as constructed detail) - plots seven and nine; removal of ground floor side elevation window lounge room - plot seven. , NFA,09/09/2011
APP/11/01325 - Discharge of Condition No. 23 (i) and (ii) of Planning Permission 10/53728/009. , PERM,24/10/2011
APP/11/01326 - Discharge of Condition No's 3, 4, 6, 7, 8, 10, 11, 12, 30 and 31 of Planning Permission 10/53728/009. , PERM,02/04/2012
10/53728/009 - Construction of 31No. houses with associated access and landscaping., PERM,29/10/2010
APP/13/00872 - Application for written confirmation that the planning conditions imposed in relation to planning permission 10/53728/009 and the associated S106 Agreement (dated 29.10.10) requirements have been discharged. , PERM,18/11/2013
APP/17/00704 - Variation of S106 dated 29.10.10; clause relating to affordable housing provision to be varied so that the time frame to agree the price is set., UNK,
APP/19/01053 - Retention of summer house., PERM,03/04/2020
APP/21/00621 - Rear Dormer, UNK,

3 Proposal

Rear Dormer

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

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.

Permitted development rights have been removed for the properties within Blossom Drive and therefore this dormer requires planning permission.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises a dormer to the rear roof slope of the application property. The dormer would have dimensions of approximately 5.7 metres width, 2 metres height and 3 metres depth- it would have a flat roof with materials comprising tile hanging. To the front roof slope would be a rooflight which would serve an ensuite in the roof space and the remaining space would allow for a third bedroom.

7.4 This dormer is judged to be in generally consistent with the dormer design features supported in the Havant Borough Design Guidance - it would be set down from the ridge and up from the eaves line. It is noted that there are not many examples of dormers in the surrounding development and a history search shows this would be first dormer to be granted permission along Blossom Drive. Despite this, the dormer is not deemed to cause harm to the character of the area and the positioning to the rear roof slope would mean it wouldn't be a widely visible feature in the public realm.

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 north of the application site is no 8 Blossom Drive and to the south of the application site is no 12 Blossom Drive. These properties form a terrace so are adjoining. The proposed dormer would have views straight down the garden rather than directly down towards private amenity spaces and therefore the proposal is not judged to cause harm to the amenity of these properties.

7.7 To the rear (west) of the application site are the rear gardens of nos 2 and 3 Downside Road. There is approximately 20 metres separation distance back to back between no 2 and the application property. Whilst this does not meet the 24 metres back to back distance for a 3 storey dwelling in relation to a 2 storey dwelling as stipulated in the Havant Borough Design Guide, the views back towards the west would be at a slight angle from the rear of nos 2 and 3 due to the access road and car park directly opposite no 10 towards the west. In addition there are already windows at two storey

level at no 10 and therefore any overlooking would not be greatly increased from the existing situation.

- 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 bedroom number would be increasing from 2 to 3 bedrooms . This increase does not require any additional on site parking allocation as stipulated in the Havant Parking SPD.

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/21/00646

(A) 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:

Block plan uploaded on the 17.06.2021
Site location plan uploaded on the 17.06.2021
5125.21 Existing and proposed plans

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.