
Site Address:	56 Hurstville Drive, Waterloooville, PO7 7ND		
Proposal:	Installation of side dormer.		
Application No:	APP/16/00136	Expiry Date:	04/04/2016
Applicant:	Mr and Mrs Ford	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey dwelling and integral garage of unusual design providing limited first floor accommodation. It has a brown tiled offset roof and elevations of beige multibrick and white cladding with a wraparound balcony to the front and side. There is a steep north south incline to the road and the site is open to the front with vehicular access, block paving and an area of grass. The rear garden consists of a patio and a raised grass area enclosed to all boundaries with fencing and a wall.
- 1.2 Detached properties of a similar design are to the north and south, the side aspect of a detached two storey property in Halifax Rise is opposite and a wooded area is to the rear. The area is of medium density with modern detached and semi-detached properties of a similar age and similar and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

Installation of side dormer to north elevation to extend the existing first floor accommodation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

None.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposal would be visible from the public realm, although the property is situated in a cul-de-sac section of Hurstville Drive and the building line is approximately 7 metres away from the highway. The development would result in a modest addition to the original volume of the property which can be comfortably accommodated within the extent of the site. The dormer is set in from the eaves and below the ridge height and the style of the property would render it difficult for the roof of the dormer to be pitched. The design and appearance of the extension is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). Whilst there are no other examples of this type of scheme in the immediate vicinity, it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The application site is situated in a cul-de-sac part of Hurstville Drive within fairly close proximity to neighbouring properties. Amended plans were submitted following Officer concerns about overlooking and loss of privacy to the neighbouring garden at number 58 from the proposed window towards the rear of the property. Whilst there is an existing degree of overlooking to this property from the first floor rear windows, it is considered the rear window of the new dormer would result in a more direct view of

the rear garden of number 58 Hurstville Drive and subsequently loss of privacy. The new plans show the room to be a bathroom and as such a condition is recommended for the window to be obscure glazed and non-opening unless the parts of the window which can be opened is 1.7 metres above the floor of the room in which the window is installed. This would mitigate the possibility of increased overlooking to the neighbouring property. The other window in the proposed dormer is considered to be situated far enough away to limit additional overlooking.

- 7.5 There is a small obscure glazed window serving a toilet in the southern elevation of the neighbouring property. However, due to the design of the properties, the position of the windows in the dormer and difference in levels, it is considered any resulting impact on this window would be negligible. The proposal would have no adverse bearing on the properties opposite or to the south.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing and the degree of overlooking has been minimised by the amended plan and would have negligible impact on the properties immediately adjacent to the application site or the properties opposite, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00136 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 Compulsary 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, the bathroom window in the first floor on the northern elevation of the dormer as shown on drawing no. FO1 (A) shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. FO1 (A) - Location plan, existing and proposed elevations and proposed ground floor plan

Reason: - To ensure provision of a satisfactory development.