
Site Address: 8 London Road, Widley, Waterloooville, PO7 5BS
Proposal: Proposed 2No. pitched roof dormers to front and 1No. pitched roof
dormer to rear. Proposed rooflights to rear and side (south) elevation.
Application No: APP/16/00409 Expiry Date: 15/06/2016
Applicant: Mr Black
Agent: Mr Galloway Case Officer: Karen Wooden
Peter Galloway Architect
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi detached single storey bungalow with red roof tiles and facing brickwork with render above. The site is relatively level with open vehicular access and a garage to the rear of the property, accessed from The Brow. The front garden area is mainly laid to lawn.

The property is located on the corner of London Road and The Brow, and benefits from a good size plot with 1.8m close boarded fencing to the southern boundary.

The area is residential in nature with a medium density. The surrounding area is made up of a one and two storey properties of varying ages and styles.

2 Planning History

No planning history

3 Proposal

Proposed 2No. pitched roof dormers to front and 1No. pitched roof dormer to rear.
Proposed rooflights to rear and side (south) elevation.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Development Engineer
No adverse comments to this application

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: 8

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(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.

(ii) Impact upon the streetscene

The streetscene is currently made up of one and two storey dwellings of varying ages and styles, many of which benefit from extensions. This includes the property to the north of the application site (No. 10 London Road), which has a dormer window to the front elevation. It is not considered that the proposal will cause a negative impact on the streetscene.

The dormers have been designed to sit back into the roof and do not dominate the roof of the existing dwelling which accords with the Havant Borough Design Guide. The materials to be used are to match those of the existing dwellinghouse.

The development is considered to be in-keeping with the character of the existing streetscene and therefore complies with the objectives of policy CS16 of the Havant Borough Council Core Strategy 2011.

(iii) Impact upon residential amenity

No letters of objections have been received in relation to this application. The separation distance between the proposed dormers to the front of the application site and the property to the west (9 London Road) is approx 30m, and a distance of approximately 23m lies between the application site and property to the rear (1 The Brow) and therefore it is considered that the proposal will not cause unacceptable harm to the amenity of the neighbours, therefore complying with policy CS16 of the Havant Borough Core Strategy 2011.

8 **Conclusion**

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/16/00409 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan - received 20.04.16
Block plan - received 20.04.16
Amended proposed floor plans - 16/100/P01 (Rev A)
Amended elevations - 16/100/P02 (Rev A)
Reason: - To ensure provision of a satisfactory development.