
Site Address:	2 Linda Grove, Waterlooville, PO8 8UX		
Proposal:	Increase in length of front and rear dormer, hip to gable creation.		
Application No:	APP/21/00558	Expiry Date:	16/07/2021
Applicant:	Ms K Proctor		
Agent:	Mr D P Manns	Case Officer:	Selina Donophy
	D M Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached bungalow located on the north side of 2 Linda Grove, Waterlooville. This property has a tiled, hipped roof with high set dormers to the front and rear roof slopes and the elevations comprise of brickwork . The plot forms an open boundary with the public highway with parking space for two vehicles on a gravel driveway.

2 Planning History

53/02489 - for 54 bungalows, UNK, 16/07/1953

3 Proposal

Increase in length of front and rear dormer, hip to gable creation.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

No comment

Developer Services, Southern Water

Southern Water has no objection for the above proposal.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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.

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

- 7.3 This proposal comprises a hip to gable roof extension alongside the enlargement of the existing front and rear dormers. Following the proposal the front dormer would have a total width of approximately 5.7 metres, a height of 2 metres and a depth of 3.1 metres . It would have a flat roof , set up from the eaves however level with the ridge line. The rear dormer, following the additional enlargement would have a total width of approximately 6.5 metres, a height of 2.6 metres and a depth of 4.1 metres . It would be set up from the eaves by a similar degree to the dormer at no 1 , the adjoining property and would also have a flat roof set just below the ridge line. The dormers would include 2 windows at the front and 2 windows at the back, all windows serving bedrooms. Materials proposed include roof tile to match the existing roof.
- 7.4 The proposed hip to gable roof extension would now mirror that at no 1 which is the adjoining property. No 1 also has a dormer to the rear of similar proportions .The proposal has been amended to bring the rear dormer up from the eaves line , both dormers down from the ridge line (the existing dormers are set above the ridge although there is no planning history on these) and the front dormer has been reduced in width. The rear dormer is still considered to be large and somewhat bulky on the roof slope, although this matches that at no 1 which appears to have been constructed within permitted development. The dormer proposed to the front roof slope is set up from the eaves line which has reduced the impact on the roof slope and there are other examples of dormers in the immediate vicinity and therefore the impact of this proposal, whilst significantly altering the bulk and general appearance of the property, is not deemed to cause harm to the character of the area.
- 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 HELP (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 west of the application site is no 1 which is the adjoining property- this has a dormer to the rear and a conservatory at ground floor level. The proposed dormer is not deemed to cause any additional harm to the amenity of no 1 with the dormer windows offering views down the garden rather than direct views into private amenity spaces.
- 7.7 To the east of the application site is no 3 Linda Grove which is also a bungalow and the properties are set apart by approximately 4 metres. The proposed dormers are not judged to result in any harmful overlooking to private amenity spaces at this property.
- 7.8 To the north east (rear) of the application site are the rear gardens of nos. 39 and 37A Durley Avenue. There is over 20 metres separation distance back to back between these properties which meets the minimum requirement as outlined in the Havant Borough Design Guide. In addition it is of note that there is an existing rear dormer offering existing views and therefore the proposed dormer is not considered to result in unacceptable impact to these properties.

- 7.7 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

7. The bedroom number would remain the same following the proposed developments to the roof, therefore no additional parking allocation is required on site as specified 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 the locality 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/21/00558 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 28.05.2021
Location plan uploaded on the 28.05.2021
01A REV C Amended existing and proposed plans uploaded on the 14.07.2021

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.