
Site Address:	7 Dorrita Avenue, Waterlooville, PO8 8HU		
Proposal:	Rear extension and loft conversion incorporating side and rear dormer; erection of detached timber garage.		
Application No:	APP/15/00797	Expiry Date:	10/11/2015
Applicant:	Mr O'Rourke	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1. 1 Site Description

- 1.1 The application site is a detached bungalow with a brown tiled pitched and hipped roof and elevations of cream painted brick walls situated at the end of a cul-de-sac. The site is level with open vehicular access to the front which is blocked paved with an area of shingle, enclosed by fencing to the southern and western boundaries. The rear garden is mainly laid to lawn with a patio area and shrubs, enclosed by a 1.8 metre high fence to the eastern and southern boundaries, a 0.5 metre high wire fence to the northern boundary and a 1.2 metre high fence to the western boundary.
- 1.2 A detached bungalow is to the west, a pair of semi-detached bungalows are to the south, and the rear gardens of properties in London Road are to the east and north. The area is of medium density with detached and semi-detached bungalows of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for an extension to the rear of the property including the provision of a dormer, a dormer to the east elevation and a detached garage. The rear extension is 4 metres in depth, 8.3 metres in width continuing the existing pitched and hipped roof including a pitched roof dormer and a flat roof dormer to the side of 2.5 metres in depth, 5.5 metres in width to a maximum height of 5.9 metres from ground level. The detached garage is 7.01 metres in depth, 3.4 metres in width, with a pitched and hipped roof to an eaves height of 2.4 metres and a ridge height of 3.9 metres. The garage had been completed at the time of the Officer's site visit.

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

Development Engineer - Highways

No adverse 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Two letters of objection were received from two addresses raising the following concerns:

- 6.1 The garage has already been constructed and deliveries of materials blocked driveways.
- 6.2 The proposed dormer will overlook rear garden of neighbouring property and affect privacy, although this was subsequently withdrawn.

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 garage and side dormer elements of the proposal would be visible from the public realm, although the property is situated at the end of a cul-de-sac and the current building line is approximately 6 metres away from the highway. The detached garage

is set back from the property and is 10 metres from the highway. The development would result in a reasonable addition to the original volume of the property, however it is considered that this can be comfortably accommodated within the extent of the site. 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). 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 at the end of a cul-de-sac within fairly close proximity to neighbouring properties. There are rooflights to the western roofslope and new dormers to the east and rear (north). Concern was raised that the location of the side dormer (east) could be considered to reduce the amount of privacy afforded to the rear garden at number 6 Dorrita Avenue. The two windows in this dormer are shown to be a bathroom to the front and a secondary window to the new bedroom within the roofspace towards the rear of the property. However, amended plans were submitted reducing the size of the bedroom window and locating it further to the rear of the dormer to minimise the impact on the neighbouring property and the objection was subsequently withdrawn. The bathroom window in the dormer and the rooflights on the western elevation of the roofslope have been conditioned to protect the privacy of the adjacent neighbours. The design of the roof is hipped and pitches away from the neighbouring properties which would lessen the impact of the development being overbearing.
- 7.5 The single storey element of the proposal is approximately 1 metre from the boundary with number 8 Dorrita Avenue and does not have any side windows. There are french doors to the eastern elevation of the extension, although it is 9 metres from the boundary and is screened by the garage from the property at number 6. The properties to the rear and east of the application site are considered to be a sufficient distance away for any impact to be negligible.
- 7.6 Two objections were received stating that at the time the application was submitted, the garage had already been built. This was evident at the time of the Officer's site visit and whilst it was technically unlawful it was considered prudent to progress the planning application. The garage is set in 1 metre from the boundary with number 6, it has no windows and appears to have been well constructed.
- 7.7 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 to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

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

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00797 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012..
- 4 The velux windows in the western roofslope shall:-
 - (i) be non-opening; and
 - (ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 2012.
- 5 The bathroom window in the dormer to the east elevation shall:-
 - (i) be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 2012.
- 6 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Site location plan

Block plan

Proposed front elevation plan

Proposed rear elevation plan

Proposed west elevation plan

Proposed east elevation plan

Garage elevations plan x 2

Reason: - To ensure provision of a satisfactory development.