
Site Address:	2 Dorrita Avenue, Waterlooville, PO8 8HU		
Proposal:	Single storey side and rear extension and loft conversion with front and rear dormers and front porch.		
Application No:	APP/16/00912	Expiry Date:	10/11/2016
Applicant:	Mr D Martin		
Agent:	Mr D Treagus	Case Officer:	Tina Pickup
	Derek Treagus Associates		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Dorrita Avenue is a semi-detached, white painted, hipped roofed bungalow located on the south side of a cul-de-sac which is characterised by similar bungalows. The application site is on a bend in the road and the plot widens as a corner plot. The bungalow is set back from the highway by some 6m + due to the angle of the plot, and there is an old pre-fab style garage located on the eastern boundary. The land slopes down to the south east such that the attached bungalow, No 1, is slightly higher. The site is unkempt and overgrown.

The application bungalow has an existing single storey rear extension and No 1 adjacent also has a flat roofed 2m deep extension on the shared boundary with the application site.

2 Planning History

None relevant

3 Proposal

A 2.7m wide single storey, flat roofed side extension, set back from the front facade by 6m, which wraps round the rear corner to form a full width rear flat roofed extension with lantern light, at 4m deep is proposed; together with a loft conversion changing the hip roof profile to gable ends with two front pitched dormers and one flat roofed rear dormer. The application also proposes renovating the property and re-configuring its layout internally, re-siting the front door from the side elevation to the front; removing the existing front bay; and adding a porch. An additional site plan has been submitted showing the existing garage demolished and 3 car parking spaces provided on the side/front of the property.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage, Havant Council No drainage observations

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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

(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. Much of this proposal is permitted development (the hip to gable loft conversion and rear dormer and internal re-configuration). It is the front dormers, porch and side/rear extension that require planning permission.

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

- 7.3 Whilst the cul-de-sac is characterised by hipped bungalows and this would be the first to change the pattern of development, this element of hip to gable is actually permitted development - therefore the visual impact of this change on the street scene cannot be taken into account. The design and appearance of the remainder of the proposal, ie pitched roof front dormers, is deemed appropriate in context to the new profile of dwelling 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

- 7.4 Due to the presence of No 1's own rear extension the proposal complies with the 45 degree code and would not result in any undue loss of light or overshadowing to No 1's nearest window. Having viewed the proposal from No 1 it is the bulk and dominance of the rear dormers, together with the perceived overlooking, that would have the greatest effect on the occupiers of No 1. However these dormers are permitted development and it would be inappropriate to refuse permission for such development.
- 7.5 The re-siting of the front door to the front elevation would also change the activity at the site with comings and goings closer to the lounge of No 1. However, again the re-siting of the front door itself does not require planning permission so the associated impact cannot be resisted. The proposed porch does require permission by virtue of its height, but its design links to the main roof and the pitch matches the dormers making it visually appropriate.
- 7.5 With respect to No 3 to the east, the tapered corner plot results in sufficient separation with no adverse impact on the occupiers of No 3. Consequently, it is considered that the element of the proposal that requires planning permission is unlikely to 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 that no letters of objection were received with respect to the scheme.

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/16/00912

(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 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:

Existing Plan

Planning Drawing No 16/529/01

Car Parking Plan Rec'd 11/10/16

Reason: - To ensure provision of a satisfactory development.