
Site Address:	143 Park Avenue, Waterlooville, PO7 5HQ		
Proposal:	Dormer to front elevation.		
Application No:	APP/16/00157	Expiry Date:	21/04/2016
Applicant:	Mr Self		
Agent:	Mr Power	Case Officer:	Stephen Andrews
	Thorns Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

Park Avenue is a residential street made up of a mixture of bungalows, chalet bungalows and two storey dwelling houses. The application site is a semi-detached two storey dwellinghouse finished with a mixture of red brick and render walls and a grey slate roof. The property benefits from a front hardstand with parking for two vehicles and a vehicular access, shared with the adjacent property, that runs to the north side of the dwellinghouse leading to a detached garage within the rear garden. There is a flat roofed single storey addition to the rear also.

To the north (no.145) is a semi-detached bungalow which is sited to the far side of the shared vehicular access running between the properties.

To the east, to the far side of the highway, are various bungalows.

To the south (no.141) is the adjoining semi-detached dwellinghouse, similar in design and appearance to the application dwelling. A staggered (due to the falling levels) 2m fence runs between the rear gardens of no.141 and the application site.

To the west, beyond the rear garden of the application site, are the rear gardens of residential properties within Serpentine Road.

2 Planning History

GEN/12/00815 - Proposed single storey rear extension, ,29/08/2012
APP/12/01093 - Single storey rear extension and extension to lower terraced area.,
PERM,19/12/2012

3 Proposal

Planning permission is sought for a box dormer window to the front elevation.

The dormer window would measure 3.4m in width, 2.4m in height and 3.8m in depth. The dormer would be set 0.2m back from the front eaves of the dwelling.

Although the drawings show the inclusion of a rear facing dormer window, the application form is very clear in that the proposal relates solely to the front dormer window. No consideration or assessment has therefore been given to the rear facing dormer window shown on the plans.

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

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: 6

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 on neighbour amenity
- (iii) Impact on the character and appearance of the area

- (i) Principle of development

The site lies in the built up area of Waterloooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

- (ii) Impact on neighbour amenity

The proposed front facing dormer window would overlook the street scene of Park Avenue, with a front to front distance from dwellings on the opposite side of the road of approximately 28m. This is an acceptable distance and relationship and would not therefore result in any unacceptable levels of overlooking or loss of privacy. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The development as proposed would be visible from the street scene of Park Avenue, which is a residential road comprising of a mix of dwelling types, including single and two storey dwellings.

It is considered that the proposed box style dormer window detracts from the simple architectural style and appearance of the host dwelling to the detriment of the visual amenity and appearance of the street scene. However, it is noted that to some degree this harm has already been created through similar developments, prevalent along Park Avenue in general, as well as the immediate area.

It is accepted that when assessing design and its resultant impact any new development must be considered against the context of the area in which it is located. In this instance the front dormer box windows found in the roof spaces of bungalows and houses within the immediate area and along Park Avenue in general provide a clear architectural context for the development as proposed. The proposal would therefore be no more harmful than the existing box style dormer windows within the street scene. Therefore whilst it is considered that the development as proposed could be improved in, design terms, to reduce the stark box like appearance of the dormer, when considered against the many box dormer windows in the immediate area the design and appearance of the development is in keeping and as such appropriate. Therefore on balance and with specific regard to similar developments within the street scene it would be difficult for the local planning authority to resist this proposal.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity and on balance would not unacceptably harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00157

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 development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan (1:1250) - Date stamped 12 February 2016
Block Plan (1:500) - Date stamped 12 February 2016
Drawing No: 8246:15 Rev.B
Reason: - To ensure provision of a satisfactory development.