
Site Address:	15 Wickor Way, Emsworth, PO10 7RE		
Proposal:	Alterations to roof from hipped to gable. Loft conversion incorporating rear dormer windows.		
Application No:	APP/16/00244	Expiry Date:	02/05/2016
Applicant:	Mr & Mrs Rook		
Agent:	Miss Brown	Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

15 Wickor Way is a semi detached dwelling constructed of part render and part brick walls with a hipped roof constructed of concrete tiles. The dwelling is on level ground and the front amenity space is part lawn and part hard-surfacing along the east elevation for the provision of parking 3 cars with a garage to the rear east of the dwelling. The rear amenity space is moderate in size and is used as lawn with a boundary of 1.8m fencing around the curtilage. The boundary to the front of the dwelling is low and open and made of brick.

2 Planning History

None

3 Proposal

Alterations to roof from hipped to gable. Loft conversion incorporating rear dormer windows measuring 1.3m high, 1.8m deep and 5.6m wide.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Southern Water Comment:

No objections in regards to this proposal.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Reservations regarding the close proximity of the property but feels there are insufficient grounds to object to the development.

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 character of the area
- (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. The proposed extension to the loft will make space for two bedrooms, a bathroom and a storage area.

(ii) Impact upon the character of the area

15 Wickor Way contains dwellings that differ in design and size so there is no dominant pattern of design. This means that the changes proposed to No 15 would not look out of place significantly especially as the neighbouring dwelling to No 15 is a large detached dwelling with hipped roofing.

It is considered that No 15 can accommodate the change in roof design from a hip to gable due to the space available between itself and No 15 without causing a negative appearance to the streetscene.

Materials will be used to match to the existing dwelling which should ensure the dwelling looks in-keeping to the original.

The proposed dormers to the rear of the dwelling are not viewable from the public realm and are small in size, are well positioned within the roof and are of sound proportion to the roof. There are examples of similar development along Wickor Way and so it is considered the proposal would not look out of place nor detract any character from the area.

(iii) Impact upon residential amenity

The proposed works should not impact the neighbouring dwellings at No 17, No 13 and the opposite neighbour in Wickor Way due to the position of the proposed dormers which would not cause over-looking to these dwellings and the size of the change in the roof as this is considered minimal and would not cause a negative impact.

No 7 which lies to the rear of No 15 would be able to view the proposed dormers and there is concern over potential over-looking. No objections to the proposed works have been received and it is noted that under permitted development rights dormers can be built to the rear of the dwelling without permission, which would have a similar impact to the proposed. It is considered that the size of the proposed dormer windows are small and where one will be for a bathroom, will be obscure glazed. The neighbouring dwelling at No 17 has a single storey dormer in place so there is already an established element of over-looking and it is considered that due to these reasons the proposed works would not be refusable. The proposed works would create an additional impact to No 7 but it is considered the harm caused would not be significant. The development can therefore be considered acceptable.

8 Conclusion

No 15 Wickor Way has adequate roof and amenity space for the proposed rear dormers and roof change from hip to gable. The space available should ensure that there is minimal loss of amenity space to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00244 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. Excluding walls which are proposed to be cladding
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:

Block and Site Location Plan: License No 100047474
Roof Plans: Drawing No WTR-0050
Proposed Elevations Plan: Drawing No WTR-0040

Existing Elevations Plan: Drawing No WTR-0030
Proposed Ground and Roof Plan: Drawing No WTR-002B
Existing Ground and Roof Plan: Drawing No WTR-0010

Reason: - To ensure provision of a satisfactory development.