
Site Address: 17 Winifred Road, Waterloooville, PO7 7TD
Proposal: Proposed rear and side extensions, including chimney to single storey rear area. Also alteration to roof and rear dormer.
Application No: APP/15/00221 Expiry Date: 27/04/2015
Applicant: Mrs Roulland Team: Team 2
Agent: Miss Carter Case Officer: Daphney Haywood
JB Architecture
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises an older style semi-detached 2 storey house of brick and tile construction situated in a primarily residential area of dwellings of similar form and character. A number of the nearby properties have been extended by means of dormers or roof alterations.

2 Planning History

none

3 Proposal

Proposed rear and side extensions, including chimney to single storey rear area. Also alteration to roof and rear dormer. The plans have been amended

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

Southern Water- Informative requested

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 upon the streetscene
- (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.

(ii) Impact upon the streetscene

The main impact relates to replacing the fully hipped roof with a partially hipped roof and the provision of 3 roof lights in the front elevation. The other alterations comprising the rear dormer and first floor extension, although visible through the gap between the properties, would not be prominent in the street scene. In respect to the alterations to the front elevation, whilst the works would unbalance this pair of semi-detached dwellings, other properties in the vicinity have been extended by means of similar roof alterations, and the visual impact is considered acceptable. Hip to gable extensions are often Permitted Development, for which planning permission is not required.

The first floor rear extension is of modest size providing an extension to the existing bathroom and the plans have been amended to redesign the rear extension to provide a fully pitched roof. With regard to the rear dormer the plans have been amended to reduce the size of the dormer and set it in from the roof edges. This has reduced both its visual impact and the extent of glazing. The side extension is set back from the road and of acceptable design. The proposal is not considered to result in detriment to the street scene nor the character of the area, and would comply with the provisions of Policy CS16 1c of the adopted Core Strategy. .

(iii) Impact upon residential amenity

The rear dormer includes a bathroom and a large bedroom window to the rear resulting in some overlooking of the adjacent properties, however, the existing windows already cause overlooking, and therefore any further loss of privacy is not considered excessive, furthermore, in terms of volume and design, the part of the dormer attached to the existing roof could be carried out as a Permitted Development,

the amended version of the dormer window is now closer to the scale and proportions recommended in the Design Guide SPD (para 5.48 etc). The first floor extension is modest in size, set off the boundary and is not considered to result in detriment. side facing rooflights to the bathroom would be obscure glazed and set well above internal floor level so that they will not cause overlooking; a planning condition can be applied. In respect to the adjacent (non adjoining) property, this dwelling has been extended in a similar way with a garage and single storey extension closest the boundary (no side windows) and the proposed side extension would extend only slightly beyond the rear of the existing dwelling, and this relationship is considered acceptable.

The proposal provides for an external chimney to serve a BBQ, this would be sited toward the centre of the rear elevation and would provide for the removal of cooking fumes from the BBQ.

The proposal as amended is considered to achieve an acceptable relationship with the adjacent properties and to meet the requirements of Policy CS16 1e

8 **Conclusion**

The proposal as now amended is considered acceptable and to comply with the provisions of Policy CS16 1c and e, and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00221, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Location and site plan drawing no 1156-DPA-01 Rev A received 14 April 2015

Proposed site plan drawing no 1156-DPA-02 Rev A received 14 April 2015

Existing plans drawing no 1156-DPA-03 Rev A received 14 April 2015

Proposed plans drawing no 1156-DPA-04 Rev A received 14 April 2015

Existing elevations drawing no 1156-DPA-05 Rev A received 14 April 2015

Proposed elevations drawing no 1156-DPA-06 Rev Ar received 14 April 2015

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 The two side facing rooflights to the bathroom window in the first floor part of the rear extension hereby approved shall:-

(i) have a cill height which is no less than 1.7m above internal floor level and shall be maintained in that condition at all times; 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.