
Site Address:	72 Deverell Place, Waterlooville, PO7 5ED		
Proposal:	Provision of dormers to front elevation. (Revised submission).		
Application No:	APP/16/00180	Expiry Date:	19/04/2016
Applicant:	Mr Clark	Team:	Team 1
Agent:	Mr Power	Case Officer:	Bee Crawford
	Thorns Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow with a garage to the rear. It has a brown tiled pitched and hipped roof and elevations of red multibrick. The site is level, open to the front with a gravel parking area, grass and shared driveway.
- 1.2 The adjoining semi-detached bungalow is to the north, a pair of semi-detached bungalows are to the south and the side aspect of a semi-detached bungalow is opposite. The area is of medium density with detached and semi-detached bungalows of a similar age, style and design.

2 Planning History

APP/15/01054 - Single storey rear extension; loft conversion incorporating front and rear dormers and balcony and hip to gable build up, withdrawn 03/11/2015.

APP/15/01261 - Prior notification for single storey development extending 4.8 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 2.85 metres and an eaves height of 2.6 metres, general permitted development conditional, 11/12/2015.

3 Proposal

- 3.1 Loft conversion with dormers to the front elevation (revised submission). The plans submitted show a rear dormer and hip to gable roof extension, although this element falls within the criteria of permitted development and can be constructed without the benefit of planning permission. The single storey rear extension shown on the plan was the subject of APP/15/01261.

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

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: 5

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) Appropriateness of design and effect on the streetscene
- (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 principal subject to development control criteria.

(ii) Appropriateness of design and effect on the streetscene

7.3 The proposed new dormers would be visible from the public realm and it is noted there are properties with similar types of development in the surrounding area. Advice given in the Havant Borough Council Borough Design Guide recommends dormers should not dominate the roof of the existing building and should have pitched roofs with slopes in keeping with the existing roof. Following the receipt of amended plans, it is judged the design and appearance of the proposed dormers is appropriate in context to the dwelling. It therefore meets the requirements of policy CS16 of the HBLP (Core Strategy) and is deemed to be acceptable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. It is noted the proposal, together with the hip to gable roof extension and rear dormer would result in a generous increase in the volume of the property, although the latter element is to be built under the criteria for permitted development.

(iii) Effect on neighbouring properties

7.5 There are no side windows in the proposed new dormers and it is considered any perception of mass would be negligible. The dormers are set in from the edge of the roof

and the eaves and are consequently unlikely to appear dominant. Whilst the proposal would be visible from the streetscene, the dwelling is set back approximately 7 metres from the highway and other properties in the area benefit from roof extensions of various designs. It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing to the properties immediately adjacent to the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections have been received with respect to the scheme.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00180 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.

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:

Location plan

Proposed block plan

Drg no. 7163:14 Rev E - Existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.