
Site Address:	14 Gladys Avenue, Cowplain, Waterlooville, PO8 8HT		
Proposal:	Loft conversion with 2 front dormer windows.		
Application No:	APP/15/00977	Expiry Date:	03/11/2015
Applicant:	Mr Sadler	Team:	Team 2
Agent:	Mr Thorns	Case Officer:	Bee Crawford
	Thorns-Young Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow situated on the corner of Gladys Avenue and Dorrita Avenue. It has a brown tiled pitched and hipped roof with elevations of red multibrick. The site is level (although there is a south north incline to Gladys Avenue) and it is enclosed by a hedge to the front and 1.8 metre high fencing to the rear garden.
- 1.2 Detached bungalows lie to the north, south and to the rear of the site and a pair of two storey semi-detached properties are opposite. The area is of medium density with a mixture of detached and semi-detached two storey properties, bungalows and chalet style dwellings of similar and individual age style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the provision of two dormers to the front (west) elevation of the property and a new roof light to the northern roofslope. The dormers are 2.1 metres in width, 2.6 metres in depth with pitched and hipped roofs to an eaves height of 1 metre and a ridge height of 2.1 metres, with a gap of 0.6 metres in between.

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

Development Engineer - Highways

The Highway Authority has no adverse comment on this application. However I would suggest that the Planning Authority condition the provision and retention of three car parking spaces and cycle facilities.

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 similar developments have been carried out to properties 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. The proposed dormers meet this criteria and it is judged the design and appearance of the proposal is in proportion and sympathetic to the existing building, meeting 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.

(iii) Effect on neighbouring properties

7.4 There are no side windows in the proposed new dormers and there are sufficient gaps between the properties which are likely to reduce any perception of mass. The proposal is adding to the existing first floor roofspace, is set in from the edge of the roof and the eaves and is consequently unlikely to appear overbearing. No objections

have been received with respect to the scheme and whilst it would be visible from the streetscene, it is 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).

8 Conclusion

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

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00977 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 new window in the northern roofslope on approved Drawing No. 8163-15 shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
Reason: To protect the amenities of adjoining residential properties 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 development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Parking plan
Drg No. 8163.15 - Existing and proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.