
Site Address:	58 Cherry Tree Avenue, Waterloooville, PO8 8AP		
Proposal:	Replacement of existing front dormers with one larger front dormer.		
Application No:	APP/16/00068	Expiry Date:	22/03/2016
Applicant:	Mr & Mrs Cooper	Team:	Team 2
Agent:	Mr Cresdee	Case Officer:	Harriet Pitney
	Both Creative		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site address is positioned in a residential area in close proximity to Waterloooville Golf Course. The property comprises a semi-detached single storey dwelling with rooms in the roof currently incorporating two dormers within the front elevation. The property is brick built with white render to the front elevation, a concrete tiled pitched roof and white UPVC fenestration. The site is relatively level with open vehicular access to the front driveway which is shared with number 56. The front driveway area is block paved and there is a very low brick wall marking the front boundary of the property.

There are a number of properties within this streetscene that have been extended with front dormers similar to the proposal- I refer specifically to number 64 . This has set a precedent within the immediate locality for this type of extension to the roof.

2 Planning History

06/62975/000 - Provision of living accommodation in loft space to include change from hipped pitched roof to gable end with a barn hip to the south west elevation and dormer windows to front and rear elevations., PERM,20/03/2006

3 Proposal

This application is for the replacement of the existing front dormers with one larger front dormer.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No adverse comments received.

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 therefore development is considered to be acceptable in principle subject to Development Control Criteria.

(ii) Impact upon the streetscene

There are a number of properties within this streetscene that have been extended with front dormers similar to the proposal (number 65 refers) and as such a precedent within the immediate locality has been set for this type of extension to the roof.

Whilst the proposal is visible from the streetscene, given the other examples within the immediate locality, the scale, siting and design of the proposal is considered to reflect the existing character of the streetscene and therefore accords with the principles of the Havant Borough Council Design Guide and Policy CS16 of the Havant Borough Council Core Strategy.

(iii) Impact upon residential amenity

It is not considered that the enlarged dormer to the front elevation will have any

additional impact on the occupiers of the adjacent or opposite neighbouring properties to those that already exist and it is not considered that any overlooking will be created by the additional windows to the first floor level of this property.

8 Conclusion

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

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised 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- received 22nd January 2016

Red line plan- received 22nd January 2016

Existing and proposed elevations- received 22nd January 2016

Reason: - To ensure provision of a satisfactory development.