
Site Address:	1 Cherry Tree Avenue, Waterloooville, PO8 8BA		
Proposal:	Loft conversion with 2 new dormer windows and rooflight.		
Application No:	APP/15/01002	Expiry Date:	23/12/2015
Applicant:	Mr Taylor	Team:	Team 2
Agent:	Mr Merriman	Case Officer:	Emma Chisnall
	Jeff Merriman Associates		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Cherry Tree Avenue is a semi-detached bungalow in a residential area and has been built with red brick walls and a concrete tiled sloped roof. The dwelling is situated at the end of Cherry Tree Avenue and has a side elevation which fronts the garden space of Park Lane. The bungalow is on level ground and has a small garden space to the front with a driveway running up the length of the side elevation which leads into a garage providing parking for 3 cars. There is an adequately sized rear garden which is screened well by trees and greenery to the rear approx 1.6m in height.

Cherry Tree Avenue is predominately characterised by bungalows similar in size, style and design to No 1.

2 Planning History

No planning history

3 Proposal

Loft conversion with 2 new dormer windows and rooflight.

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

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary:

(a) Overlooking from dormers and velux window into dwellings and gardens of adjacent residential dwellings, (No.23 and No.45 Rowan Avenue and No.46 Park Lane)

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 proposal is to build a single dormer to the front and rear of the property as well as a rooflight to the west roof elevation.

(ii) Impact upon the character of the area

Along Cherry Tree Avenue there is a mix of semi-detached bungalow properties and larger 2 storey semi-detached properties. On the bungalows present along Cherry Tree Avenue there is a dominant view of dormers to the front and rear of the properties which have set a precedent for this type of development. Cherry Tree Avenue is one half of a semi-detached property where the adjoining neighbour does not have dormers. Due to the prominence in the streetscene of other dormer windows and the size and proportion of the proposed dormers it is not considered that this development would look out of keeping with the original property and streetscene.

The agent has proposed that matching materials will be used. This will ensure that the proposed development would visually be in keeping with the design of the original property.

The rooflight will be built onto a side elevation and would not be able to be seen from the streetscene. Due to its size, position and screening around No 1 it is not considered that the rooflight would detract from the character of the area and is

therefore considered acceptable.

(iii) Impact upon residential amenity

It is not considered that the proposed works to No 1 would contribute to any loss of amenity space to the immediate neighbours. The property is well screened to the side and rear to ensure that there is no over-looking or loss of privacy to neighbouring properties. No 1 Cherry Tree Avenue is situated along the rear gardens of Park Lane and it is considered that there is substantial distance between the rear elevations of these properties which meet the guidelines stipulated within the Havant Borough Council Design Guide. Due to this distance and the screening provided it is considered that the proposal would not contribute to any loss of privacy or over-looking and that this would not be a justified reason to support a refusal of the application.

A condition will be included with the decision to ensure that the rooflight is installed with obscure glazed glass to appease concerns regarding over-looking from this window.

8 Conclusion

No 1 Cherry Tree Avenue has adequate amenity space for the proposed dormers and rooflight. The space available should ensure that there is no 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 adopted Core Strategy policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01002 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:
Ordnance Survey Plan received 10 September 2015
Proposed Ground Floor Plan received 10 September 2015
Proposed First Floor Plan received 10 September 2015
Side Elevations Plan received 10 September 2015
Section Elevation Plan received 10 September 2015
Reason: - To ensure provision of a satisfactory development.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the rooflight on the east elevation hereby permitted shall be fixed shut and fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter **or** shall be limited-opening, details of which must be submitted to and approved by the Local Planning Authority and fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.