
Site Address:	5 Elmwood Avenue, Waterlooville, PO7 7LG		
Proposal:	Loft conversion with rear dormer.		
Application No:	APP/15/00745	Expiry Date:	28/08/2015
Applicant:	Mr T Capell	Team:	Team 1
Agent:	Mr P Davey	Case Officer:	Tina Pickup
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

No 5 Elmwood Avenue relates to a semi-detached bungalow located on the south eastern side of the road, in a residential area. The site benefits from a long rear garden with a 1.5m high close boarded fence providing the boundary with the attached dwelling, No 3. The application site has a small, half width flat roofed rear extension, whilst No 3 has a larger rear conservatory. No 7 to the west, has a flat roofed rear dormer, and currently the boundary fencing between the two is down and the sites open. The land slopes down to the south-east slightly such that the finished floor level of the bungalows is raised relative to the ground ie there are a few steps down to the garden.

2 Planning History

None

3 Proposal

A loft conversion involving the addition of a pitched roof dormer in the rear roof slope and 2 velux windows to the front. The rear dormer would be 1.8m wide and its ridge align with the ridge of the bungalow.

Note - it has become apparent that the proposed works fall within Class B of The Town and Country Planning (General Permitted Development) Order 2015 and as such could be constructed under permitted development. When discussed with the applicant he chose to leave the application to be determined.

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)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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

Summary:

Comment:

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

From the street scene the only change would be the insertion of two rooflights in the front roof slope. In this varied residential area this is acceptable.

The proposed rear dormer would have a pitched roof which is aesthetically more pleasing than a flat roof. Whilst the height is aligned with the ridge of the main roof (which does not strictly comply with the adopted Residential Design Guide on dormers which requires below the ridge) regard must be had to the fact this dormer meets the requirements of Class B and could be constructed under permitted development. Generally the proposed pitched roof dormer with tile hanging is considered a visually appropriate addition to the host bungalow.

(iii) Impact upon residential amenity

Considering other bungalows nearby have inserted rear dormers, the additional potential overlooking from this first floor dormer would not be significant in this established residential area.

8 Conclusion

The proposed rear dormer is acceptable and is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00745

(A)

(B) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 Site Location Plan
1:500 Site Plan
Exg Ground Floor Plan 1:50
Existing Elevations 1:100
Proposed Loft Conversion Drawing PD/321/01

Reason: - To ensure provision of a satisfactory development.