
Site Address:	26 Rowlands Avenue, Waterloooville, PO7 7RU		
Proposal:	First floor rear extension and new front dormer.		
Application No:	APP/15/00688	Expiry Date:	21/08/2015
Applicant:	Mr & Mrs Cox	Team:	Team 2
Agent:	Mr Matthews	Case Officer:	Rachael McMurray
	HDA Projects Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential street in Waterloooville. The street contains a mixture of bungalows and semi-detached two-storey dwellings. No. 26 is a semi-detached bungalow of brick and tile construction. It has a rear garden which is mainly laid to lawn and a detached garage to the side/rear of the main dwelling. The rear garden is enclosed by a 2m high fence and is level. At the front of the property there is an area of hardstanding for off road parking, which is enclosed by a low brick wall.

2 Planning History

09/72379/000

Single storey rear extension, front and rear pitched roof dormers. Permitted but has not been implemented.

3 Proposal

- One pitched roof dormer window on the front elevation
- Roof extension to include a build up of hip to a gable end with barn hip corner,
- First floor rear extension over existing flat roof extension with a barn hip corner
- One pitched roof dormer on the side elevation

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 required

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) 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 provided that the development is in accordance with the Development Plan and all other material planning considerations.

(ii) Appropriateness of the design and impact upon the streetscene

The rear and side roof extensions would include barn hip corners which would reduce and soften the visual impact of the roof extensions. The front and side dormers would be pitched and as such, would be sympathetic to the main roof. The dormers are considered to be suitably subservient and are centrally placed within the roof slope. The overall design is considered to be appropriate to the character of the main dwelling.

Several other bungalows within Rowlands Avenue have implemented similar roof extensions and front dormer windows to that of the proposal, including the attached neighbouring property at No. 24. As such, the proposed changes would not result in the property forming an incongruous feature within the streetscene which would be detrimental to the amenity value and character of Rowlands Avenue.

(iii) Impact upon residential amenity

Both No's 24 (attached) and No. 28 have similar roof extensions and No' 24 has an identical rear first floor extension to that of the proposal. No. 28 does have a side facing window at first floor level however, this appears to serve a bathroom and therefore has limited outlook. The proposed side dormer window would also serve a bathroom and would therefore include a glazed window. As such no adverse loss of privacy would occur.

The first floor extension would not extend past the rear building line of either neighbouring property and as such, the visual impact of the extension would be minimal. It is therefore considered that the proposal would result in limited adverse impact to the neighbouring properties.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00688 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 unless otherwise agreed in writing by the Local Planning Authority.
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 dormer and side window (serving bathrooms) at first floor level in the west facing elevation as shown on drawing No. 05, shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and block plan - DN: 01
Existing floor plans - DN: 02
Existing elevations - DN: 02
Proposed elevations - DN: 05
Proposed floorplans (Option B) - DN: 05
Perspective Views - 07 and 06

Reason: - To ensure provision of a satisfactory development.

