
Site Address:	103 Andrew Crescent, Waterlooville, PO7 6BG		
Proposal:	Dormer extension to existing roof with pitched roof front dormer and 2 storey rear extension with juliette balcony.		
Application No:	APP/15/00569	Expiry Date:	17/07/2015
Applicant:	Mr S Millson	Team:	Team 2
Agent:	Mr M Singleton	Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential street in Waterlooville. It comprises a semi-detached bungalow of brick and tile construction with a pitched roof. There is a small front garden and side driveway which leads to a detached garage. There is a lean to attached to the rear elevation. The rear garden is enclosed by a 1.8m high fence and is level.

2 Planning History

None relevant

3 Proposal

Dormer extension to existing roof with pitched roof front dormer and 2-storey rear extension.

Following discussions with the agent, the plans have been amended. The application description remains the same but the first floor extension has been reduced in depth from 3.9m to 2.4m. The ground floor elements remains the same at 3.9m depth.

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

Development Engineer - Highways:
No response received.

Case Officer Note - The number of bedrooms would increase from three to four. However, the site can accommodate three on site parking spaces.

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

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) Appropriateness of the design and Impact upon the streetscene

The streetscene is characterised by bungalows of a similar design. Several properties have extended their roof spaces to include dormer windows, or hip to gable build ups. It is therefore considered that the inclusion of the dormer window to the front elevation would not be out of keeping with the character of the streetscene. The immediate neighbour has a flat roof dormer on the front elevation and the pitched roof design of the proposal would be more sympathetic design.

The rear extension has been designed with pitched roofs which relates well to the main property and proposes to use matching materials. The extension has been set down from the main ridge height so as to achieve a degree of subservience. Adequate amenity space would remain in the rear garden.

(iii) Impact upon residential amenity

As the property is semi-detached, the main impact of any development would be to the attached neighbour at No. 101. This neighbour has a flat roof dormer window on the rear elevation and a rear lean to. The proposed rear extension has been reduced in depth at first floor level so as to reduce the impact on No. 101. The proposal meets the 45 degree test as advised in the Council's Design Guide and as such, it is

considered that the outlook from No. 101 would not suffer adverse impact.

The ground floor element would extend out a further 1m from the rear building line of No. 101 which is considered to not have a harmful impact in terms of loss of amenity or resulting in an overbearing building bulk.

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/15/00569 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the side facing roof slopes of the extension without the prior written approval of the Local Planning Authority.
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:

Existing elevations and floor plans - DN: 05-15 (01)
Revised block plan - DN: 05-15 (03) - recieved on 16/7/15
Proposed elevations and floor plans - DN: 05-15(02) - received on 9/7/2015

Reason: - To ensure provision of a satisfactory development.