
Site Address:	144 Park Avenue, Waterlooville, PO7 5HF		
Proposal:	Side dormer with external alterations to first floor.		
Application No:	APP/15/00936	Expiry Date:	29/10/2015
Applicant:	Mr & Mrs M Dyer	Team:	Team 1
Agent:	Mr B Harding	Case Officer:	Heather Lealan
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Park Avenue is a street of residential character featuring a mixture of bungalows and two storey dwellings of varying ages and styles. The site consists of a gable fronted two storey pitched roof building of mixed use. The bulk of the ground floor is used as an A1 (retail) newsagent/local shop while the rear section of the ground floor and whole of the first floor is residential accommodation. The building features grey roof tiles, with the side elevations consisting of pebble dash at first floor and red brick/painted finish at ground floor. The front elevation contains a primarily glazed shop front set either side of a central door, with red brick quoin detailing at first floor. A shallow brick built terrace exists immediately adjacent to the shopfront, with informal seating for use by customers set either side of the central low level steps providing access to the retail unit.
- 1.2 To the north is a gable fronted chalet style bungalow (No 146 Park Avenue). A low level red brick wall with inset railings runs along the boundary of No 146 and the application site. The dwelling house features brown roof tiles and first floor tile hanging with render finish at ground floor.
- 1.3 To the south is a modestly proportioned double bay fronted residential bungalow (no 142 Park Avenue), low level black painted railings run along the boundary of No 142 and the application site.

2 Planning History

11/00128 Single storey rear extension - Permit

13/01200 Single storey front extension with mono pitch roof and access ramp - Permit

3 Proposal

The current application proposes a side dormer with internal alterations to first floor.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Development Engineer -
The Highway Authority has no adverse comments to this application

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: None

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) Effect on the character and appearance of the area.
- (iii) Effect on neighbouring properties
- (iv) Highway implications

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable subject to development control criteria.

(ii) Effect on the character and appearance of the area

7.3 Park Avenue is a busy secondary residential road, featuring a mixture of bungalows and two storey houses of varying size and design. A large secondary school serving the local community exists further North along Park Avenue. The proposal was initially submitted for a much larger dormer but now has been reduced in scale to an acceptable size, consistent with alterations to other properties within the locality.

(iii) Effect on neighbouring properties

- 7.4 The main impact from the development proposed would be to Nos 142 (to the South). No 142 has a double bay frontage partly overlooking the application site, it is considered that the proposed dormer will not have a significant adverse impact on this neighbour's residential amenities and the proposed windows will overlook the roof of this dwelling.

(iv) Highway implications

- 7.5 It is considered that 3 parking spaces should be conditioned with regard to protecting the amenities of the area.

8 Conclusion

- 8.1 The scale, siting and design of the proposed side dormer would result in a form of development which is considered appropriate in this location, and would have an acceptable and limited impact on neighbour's residential amenities. The development does not result in any significant highway impact.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00936 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Elevations and Floor plans Drwg.no 2 Rev B received 22 October 2015
Block Plan, Roof Plan and Section Plan Drwg.no 2 Rev B received 22 October 2015

Reason: - To ensure provision of a satisfactory development.
- 3 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.

- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.