
Site Address:	27 The Dale, Waterlooville, PO7 5DB		
Proposal:	Single storey rear/side extension; relocation of garage; pitched roofs to dormers to east elevation.		
Application No:	APP/15/00596	Expiry Date:	30/07/2015
Applicant:	Mr Thompson	Team:	Team 1
Agent:	Mr A Brown	Case Officer:	Stephen Andrews
	Dwell Design		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling with rendered walls and plain tile barn hipped roof. The dwelling has a rear conservatory and detached garage to the rear with driveway to the side and vehicular access at the front on to The Dale.

The area is residential in nature comprising largely of two storey detached and semi-detached dwellings of varying architectural design. The majority of dwellings, including the application site, have gardens in excess of 20m in depth.

2 Planning History

None

3 Proposal

Planning permission is sought for a single storey rear extension following the demolition of the existing conservatory. There would be a central roof lantern positioned within the flat roof of the extension.

The rear extension would measure 4.8m in depth, 6.1m in width and 3.6m in height (4.5m to the ridge of the roof lantern).

The proposal incorporates the provision of hipped roofs over the existing two flat roof dormers in the east side elevation and the blocking up and provision of a new doorway in the east elevation also.

The existing detached, pre-fabrication garage would be relocated forward of its current position so it sits adjacent to the side elevation of the new rear extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection

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: 1

Summary: Holding objection on the basis that the neighbours house is up for sale and the development may prejudice this.

Comment: Not a material planning consideration

7 Planning Considerations

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Waterlooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

It is considered that the only neighbours that would be affected by the development proposed are the immediate adjoining neighbours 25 and 29 The Dale.

It was noted on site that 25 has a single storey rear extension with a blank flank wall facing the application site. Whilst the single storey attached garage of 29 sits on the opposite shared boundary of the application site, with the only window in the flank wall of 29 being at first floor level.

It is therefore considered that the repositioning of the existing detached garage would have little impact on neighbour amenity as it would sit alongside the garage of 29, with

its new positioning effectively screening the proposed rear extension.

As the rear extension would project 1m past the rear extension of 25 it is considered that the proposal would not harm the residential amenities of this neighbour either.

Therefore with regard to the scale of development proposed, level of boundary screening, distance between neighbours and built relationship between the development and immediate neighbours that the development would not result in unacceptable harm to neighbour amenity.

The provision of hipped roofs over the existing dormer windows would also have no bearing on neighbour amenity, neither would the repositioning of the door in the eastern elevation.

The development would therefore accord with the relevant requirements of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The only element of the proposal that would be readily visible from the public domain is the provision of hipped roofs over the dormer windows in the eastern elevation and the repositioning of the detached garage.

There were examples of existing properties that had provided hipped roofs over side facing dormers, similar to that proposed. It is therefore considered that this is an acceptable form of development that would integrate with the host dwelling and general character of development within the immediate area.

The repositioning of the garage has little impact within the street scene and would preserve the character and appearance of the area.

It is therefore considered that the development would not have an unacceptable impact on the varied character and appearance of the area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00596

(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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. (pl) 01

Drawing No. (pl) 03

Drawing No. (pl) 04

Reason: - To ensure provision of a satisfactory development.