
Site Address:	4 Spring Vale, Waterloooville, PO8 9DA		
Proposal:	Extension of existing front dormer to create additional living space.		
Application No:	APP/14/00589	Expiry Date:	29/07/2014
Applicant:	Mr & Mrs Rayner	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a link detached bungalow which has the benefit of previous extensions and a garage and driveway to the side. It has a brown tiled pitched roof with a tile hung pitched roof dormer to the front and a flat roof dormer to the rear, and elevations of red multibrick with a painted section to the front. The site is level with open vehicular access to the front of the dwelling which is concreted and lawned with a dwarf wall to part of the front boundary. There is no boundary treatment to the northern and southern boundaries.
- 1.2 The property to the north (linked by the garage) is of the same age, style and design as is the link detached property to the south. Directly opposite the site is an area of grass and trees at the junction of Spring Vale and Cotwell Avenue, and beyond that, some 40 metres away, are detached properties in Cotwell Avenue. The area is of medium density of detached bungalows of a similar age style and design, a proportion of which have extensions providing accommodation within the roofspace.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is to extend the pitched roof front dormer to match the existing with a width of 3.8 metres, a projection of 2.9 metres and a height of 1.7 metres, providing additional accommodation within the roofspace.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No adverse comment.

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: 1

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) Appropriateness of design
- (iii) Effect on neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of design

7.3 The proposed extension would be visible from the public realm and is in addition to the existing front dormer. However, a number of dwellings in the surrounding area have already added front dormers of varied designs but similar length, creating a local precedent for this type of development. The size of the dormer is of the same dimensions as the existing. It is inset below the ridge and in from the eaves, in accordance with the Council's Design Guide 2011. Although it would result in a significant expanse of dormer windows on the roofslope and ideally there should be less, it would be very difficult to justify refusal in this particular context given the closeness to the site of other examples.

(iii) Effect on neighbouring properties

7.4 There are no windows in the side elevation of the proposal and the neighbouring properties follow the building line of number 4, with a distance of a minimum of 3.5 metres between the properties, and the property opposite the site is in excess of 30 metres away. Therefore the proposal is considered unlikely to appear overbearing or

lead to overlooking. Given the design and location of the proposal, it is deemed any impact would be negligible.

8 Conclusion

- 8.1 In this context, the scale, siting and design of the proposal 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/14/00589 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:

Location plan
Site layout plan

Roof plan

4031/1

4031/2 Rev B

4031/3 Rev A

4031/4

Existing ground floor plan

Existing and proposed first floor plans

Existing and proposed elevations

Cross section

Reason: - To ensure provision of a satisfactory development.