
Site Address: 39 Frogmore Lane, Waterloooville, PO8 9QN
Proposal: First floor extension and roof alterations incorporating front dormer and rear single storey extension.
Application No: APP/15/00725
Applicant: Mr Smallbone
Agent: Mr Hayes
Ward: Hart Plain

Expiry Date: 16/10/2015
Team: Team 2
Case Officer: Stephen Andrews
Hampshire Design Consultancy

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a semi-detached bungalow with rough rendered walls, painted white and pitched concrete tile roof. There is space for on-site parking at the front with access on to Frogmore Lane and a single storey addition to the rear. At the time of the officer site visit there were ground works being undertaken to the front and rear of the site.

The area is residential in nature made up of similar style semi-detached bungalows, some with accommodation in the roof space, and two storey dwellings on the opposite side of the road.

2 Planning History

No relevant planning history

3 Proposal

Planning permission is sought to insert a box dormer window in the front elevation, similar in scale and form to the adjoining semi.

The proposal includes a gable rear addition similar in scale and form to that of the adjoining neighbour, with smaller single storey gable projection extending from the first floor. The rear addition would have a depth of 5.5m and width of 4.6m and measure 5.5m to ridge height (at its highest point and 0.2m below the ridge of the host dwelling).

4 Policy Considerations

National Planning Policy Framework, 2012

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

Engineering/Drainage - No objection
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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 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 Waterloooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The proposed dormer window, which is characteristic of many other examples in the streetscene, would be sited some 39m from the dwellings on the opposite side of Frogmore Lane (front to front relationship). This element of the proposal would not therefore result in harm by reason of overlooking or loss of privacy.

The rear addition would infill an existing area between the host dwelling and the extended adjoining semi 37 Frogmore Lane. The proposed addition would not extend beyond that of the rear extension of 37 and approximately 1.2m beyond the rear wall of 41. However, there is a separation gap of some 6m between the extension and 41.

The dwellings beyond the rear boundary of the site are some 40m from the proposed rear extension.

Therefore with regard to the above information it is considered that the separation distances, existing boundary screening and built relationship between immediate neighbours combine to ensure that the proposed development would not result in

unacceptable harm to neighbour amenity. The development would therefore accord with the relevant principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The new front dormer is characteristic in size and form to many other examples along this side of Frogmore Lane, including the adjoining semi of 37. It is therefore considered that this element of the proposal is contextually appropriate and in keeping with the prevailing character and appearance of the area.

The proposed rear addition has little impact from the public domain, however it is considered to be appropriate in scale and form and would be in keeping with the form and appearance of the host dwelling. It was noted that the design and scale of the extension is similar to that constructed at the adjoining semi 37.

It is considered that the development would largely preserve the existing character and appearance of the area and would be in keeping with other similar developments in the immediate 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/15/00725, 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:

Drawing No. HDC/DP/74/001

Drawing No. HDC/DP/74/002

Drawing No. HDC/DP/74/007
Drawing No. HDC/DP/74/005
Drawing No. HDC/DP/74/006

Reason: - To ensure provision of a satisfactory development.