
Site Address:	45 Buckland Close, Waterloooville, PO7 6ED		
Proposal:	Addition of front dormers (hip to gable loft conversion and rear dormer permitted development).		
Application No:	APP/15/00391	Expiry Date:	05/06/2015
Applicant:	Mrs Moulds	Team:	Team 2
Agent:	Mr A Brown	Case Officer:	Tina Pickup
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site relates to a semi detached bungalow located on the south side of Buckland Close in an area of relatively high density similar properties, many of which have had a variety of roof alterations. The dwelling is set back from the highway by approximately 8m, in a relatively linear fashion, and the frontage area is hardsurfaced with a low front boundary wall.

2 Planning History

None - but pre-application enquiry regarding proposed loft conversion

3 Proposal

The plans show a hip to gable alteration and rear dormer. However the cubic capacity of these alterations total 41 m3 and all other criteria of Class B of the GDPO 2015 are met - as such these elements of the proposal are permitted development and not for consideration as part of this proposal. Therefore the only development requiring planning permission is the addition of the front dormers.

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
AL1 (Presumption in Favour of Sustainable Development)

The and The Borough Design Guide SPD, Dec 2011
Residential Parking and Cycle Provision SPD, March 2010

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - no adverse comment - suggest that the Planning Authority ask for two parking spaces and cycle facilities.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0 (1 phonecall received raising concern about loss of privacy from rear dormer - explained that these are p.d.)

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 upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways and parking

(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. The hip to gable conversion and rear dormer are permitted development and therefore beyond the scope of consideration.

(ii) Impact upon the streetscene

The design and visual appearance of the front dormers in street scene terms is the key consideration in the determination of this application. Pre-application advice on a single large front dormer had been given recommending it be reduced with smaller/better proportioned windows to avoid being overly dominant and top-heavy, in accordance with the adopted Design Guide SPD on dormers at paras 5.47 to 5.51. The resultant submission has taken on board this advice and proposes 2 separate dormers set in from the sides by 0.5m, up from the eaves by 0.9m and down from the ridge by 0.3m. By reducing the bulk and dividing into 2 dormers, the profile of the original roofslope would still be visible between dormers and be less bulky and dominant on the roofslope. The window sizes have also been reduced to match that on the ground floor.

Given that there are many examples of large ungainly dormers and roof alterations within Buckland Close then it is considered that the proposed design is not visually inappropriate and would not cause any harm to the visual appearance of the street scene. Whilst flat roofed dormers are not normally encouraged on front roof slopes, in this case an effort has been made to comply with the Design Guide SPD in other

respects.

(iii) Impact upon residential amenity

The proposed front dormer would not affect any adjacent residential amenity and whilst concern has been raised over loss of privacy from the rear, this is permitted development.

(iv) Highways and parking

The submitted plans show the existing bungalow to have 1 bedroom plus study (probably originally a 2 bed bungalow) and the proposed plans 3 bedrooms. Since both 2 and 3 bedroom units require 2 on site spaces and these can be readily accommodated on the existing hard surfaced frontage, then it is not considered necessary to condition the parking spaces as suggested by the highway engineer.

8 Conclusion

It is considered that the proposed front dormers, in the context of the varied street scene with other front dormers and roof alterations, are considered acceptable and compliant with both Policy CS16 c) and the adopted Design Guide SPD. It is therefore recommended to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00391, 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:

Existing Elevations & Plans; Site & Location Plans Drawing No: Sheet 1 of 2 Rev A
Proposed Elevations & Plans; Roof Plan Drawing No: Sheet 2 of 2 Rev B

Reason: - To ensure provision of a satisfactory development.