
Site Address:	16 Lily Avenue, Waterlooville, PO7 5BQ		
Proposal:	Front dormer and rear extension.		
Application No:	APP/14/00619	Expiry Date:	13/08/2014
Applicant:	Ms Quinn	Team:	Team 1
Agent:	Mrs Nash	Case Officer:	Daniel
	Thorns-Young Ltd		Gender-Sherry
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Lily Avenue is a residential road, largely characterised by semi detached, two storey dwellings; all of which have off street car parking to the front.
- 1.2 No.16 is located on the northern side of Lily avenue and is the eastern dwelling of a pair of semi's. Its attached western neighbour, No.18 already has a rear ground floor extension and a first floor rear dormer extension. The boundary treatment to the rear of No.16 is standard 1.8m close board fencing.
- 1.3 The neighbour to the east (No.14) is a detached single storey dwelling with a western facing side dormer, stretching the full length of the property and directly faces No.16.

2 Planning History

02/60758/000 Dormer window to the front elevation - Permitted.

3 Proposal

This application seeks permission for the erection of a front dormer and a rear single storey extension at ground floor level. On the submitted plans is the inclusion of a proposed rear dormer which can be built under Permitted Development (PD) rights, notwithstanding this it shall be commented on as part of this application.

4 Policy Considerations

National Policies

The National Planning Policy Framework 2012

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

5 Statutory and Non Statutory Consultations

None Applicable

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: 1

Summary:

- 6.1 Concerns raised over strength of party wall to support extra weight of new dormer
Comment: The structural stability of the property is not a material planning consideration, and instead falls to be resolved through a separate Building Regulations application and/or Party Wall Act procedure.

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

- (i) Principle of development

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

- (ii) Impact on neighbour amenity

- 7.3 The introduction of a new opening to the front in the form of the dormer should not result in any significant degree of overlooking. As with the previous application in 2002 for a front dormer it is considered to have a minimal impact upon the amenity of the neighbours and that the only element of this application to have a level of impact would be the rear dormer; by reducing the level of privacy to the neighbours either side. However as both of the affected neighbours already have dormers to the rear and side it is considered the proposed would be acceptable; this opinion is backed up by the fact that no objection was raised by any neighbouring properties. Notwithstanding these comments, the rear dormer meets the tolerances set by Permitted Development.

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

- 7.4 There are already two examples of a front dormer on dwellings in Lily Avenue at Nos.26 and 30. The proposed is no larger than either of these and while it will create a level of unbalancing to this pair of semis, it is not considered to be so significant as to cause harm or detract from the prevailing character.

- 7.5 The proposed rear single storey extension will be of similar size to the existing

adjoining neighbours, subsequently resulting in a minimal impact upon them. This extension will not create any form of overlooking, nor will it reduce any light entering the either neighbours garden. It is therefore considered that this element is acceptable.

- 7.6 The rear dormer in similar fashion to the rear extension will pair the adjoining neighbours existing development. The proposed dormer will be larger than the neighbour (No.18) however it should not cause any undue harm to the local area as it will not be visible from the public domain. Notwithstanding the fact that the rear dormer is PD and the fact that rear dormers in this road are common place it is considered that the proposed will not look out of character.

8 Conclusion

For the reasons given above it is considered that all elements of this application seek to enhance to the living space of the host dwelling while causing little impact on the immediate area or neighbouring properties. It is therefore considered to be acceptable and that permission should be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00619 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:

Proposed Loft conversion and rear extension, drawing number 7106:14:1 received by the Council 13th June 2014.
Block Plan received by the Council 13th June 2014

Reason: - To ensure provision of a satisfactory development.