
Site Address:	22 Coronation Road, Waterloooville, PO7 7FA		
Proposal:	Loft conversion within the existing roof space and formation of a rear dormer.		
Application No:	APP/13/00876	Expiry Date:	31/10/2013
Applicant:	Mr Heath	Team:	Team 2
Agent:	Mr Jay	Case Officer:	Jenna Shore
	The Planning Service		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling with a hipped roof. To the south is an attached garage thought to be part of the original build and to the rear is a conservatory. To the north is the adjoining dwelling of similar size and design, a 1.8m fence forms the boundary. To the west is the highway of Coronation Road and a detached dwelling located beyond. To the south is a access road with a three storey block of flats. To the west (rear) is a parking area and a large single storey commercial building.

2 Planning History

09/65509/001

Extend garage to rear elevation and first floor extension over garage.

Permitted. 26/08/2009

00/65509/000

Conservatory to rear

Permitted. 15/09/2000

3 Proposal

- 3.1 The application seeks to erect a pitched roof dormer to the rear elevation of the dwelling to provide light to an additional bedroom. To the front two rooflights are proposed.
- 3.2 The proposal is considered to fall within the threshold of Permitted Development, however, Permitted Development rights have been removed under planning reference 98/51664/17 condition 13.

4 Policy Considerations

National Policies

National Planning Policy Framework

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 comments

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: 14

Number of site notices: 0

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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene
- (iv) Parking

(i) Principle of development

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

(ii) Effect on neighbours

7.3 To the west (rear) located approximately 25m from the application site is a parking area and a large single storey commercial building with associated car parking. At this distance and height the proposed dormer is unlikely to result in an overbearing form of development to the building at the rear or the neighbouring dwelling. The existing dwelling already has windows at first floor level in the rear elevation. The perception of overlooking therefore already exists to the rear and from the garden of the neighbouring dwelling. This proposal is therefore unlikely to make this situation any worse.

(iii) Effect on the character of the existing dwelling and the streetscene

- 7.4 The proposed dormer is located to the rear and is therefore unlikely to be completely visible from the streetscene. However a side view of the proposal maybe visible when viewed from the south east. The proposal is of good design with a pitched roof, set down from the ridge and back off the eaves. The design therefore complies with guidance outlined within the Havant Borough Design Guide 2011.
- 7.5 The removal of Permitted Development throughout Coronation Road means that development of this kind is limited which is unique for this area of Waterloo. The proposal therefore has the potential to set a precedent in the streetscene. As mentioned above the design is considered appropriate and in keeping. The use of rooflights to the front keeps development, bulk and mass to a minimum preserving the streetscene as much as possible in its original condition.

(iv) Parking

- 7.6 The application proposes to increase the number of bedrooms from two to three. The number of vehicle parking spaces required has not increased. It is noted from the site visit that parking was available on the driveway for two cars, meeting the standard requirement.

8 Conclusion

- 8.1 The siting, design and bulk of the dormer and rooflights limits the extent to which the proposal may appear overbearing or result in a loss of privacy. The design is considered to be in keeping with the streetscene and complies with guidance offered in the Havant Borough Design Guide 2011.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00876 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 drawing number E001 received by the Council 5th September 2013

Existing block plan drawing number E002 received by the Council 5th September 2013
Proposed block plan drawing number P002 received by the Council 5th September 2013
Existing elevations and roof plan drawing number E003 received by the Council 5th September 2013
Proposed elevations and roof plan drawing number P003 received by the Council 5th September 2013
Proposed front elevation drawing number P004 received by the Council 5th September 2013
Proposed side elevation drawing number P005 received by the Council 5th September 2013
Proposed rear elevation drawing number P006 received by the Council 5th September 2013
Proposed south east CGI view drawing number P007 received by the Council 5th September 2013
Proposed south west CGI view drawing number P008 received by the Council 5th September 2013
Existing ground and first floor plan drawing number E005 received by the Council 5th September 2013
Proposed first floor plan drawing number P010 received by the Council 5th September 2013
Proposed second floor plan drawing number P011 received by the Council 5th September 2013
Proposed sections drawing number P012 received by the Council 5th September 2013
Photographs drawing number E004 received by the Council 5th September 2013
Design and access statement received by the Council 5th September 2013

Reason: - To ensure provision of a satisfactory development.