
Site Address:	30 Park Road, Purbrook, Waterloooville, PO7 5ES		
Proposal:	Loft conversion with rear dormer.		
Application No:	APP/13/00782	Expiry Date:	02/10/2013
Applicant:	Mr C Davis	Team:	Team 1
Agent:	Mr P Davey	Case Officer:	Jenna Shore
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling with a hipped roof. The dwelling has been constructed in an 'L' shape with a section to the side (east) set down and set back from the main bulk of the dwelling. To the south east is a detached garage. The property has been extended to the rear by a single storey extension which forms the full width of the house. To the front a porch has also been erected.
- 1.2 A 1.8m fence and driveway width divides the application site and the neighbour to the east. The dwelling to the rear is not clearly visible due to the length of the garden and vegetation.

2 Planning History

No planning history

3 Proposal

- 3.1 This application is for a loft conversion and rear facing flat roof dormer and rooflights to the side and front elevations of the existing roof slope.

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
Awaiting 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: 24

Number of site notices: Not applicable.

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

(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 The proposed dormer window is located to the rear of the dwelling looking down the length of the application site. Windows currently exist to the rear elevation at first floor level, it is therefore unlikely that this window would increase the level of overlooking or the perception based on existing windows. The dormer is located to the east of the south facing roof slope making the angle of overlooking to the rear of the adjoining dwelling (westwards) obscured. To the east, the neighbouring dwelling is separated from the application site by two driveway widths, again making the angle for direct overlooking obscured. It is unlikely therefore that the proposed dormer would increase the existing perception of overlooking.

7.4 The proposed roof light to the side overlooks the west facing roof slope of the neighbouring property and the rooflight to the rear looks out over the driveway. It is unlikely that these additions would result in direct overlooking.

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

7.5 The proposed dormer is of limited design merit, with a flat roof and sited immediately off the ridge. However, the dormer is to be sited within the section of the dwelling that is set back and set down, consequently positioning a pitched roof dormer at a lower height which would have greater design merit would not provide internal head height required. Taking this into account along with the position of the dormer at the rear of

the dwelling it is unlikely that the proposal would result in an adverse impact to the character of the existing dwelling or the streetscene.

8 Conclusion

- 8.1 The proposed dormer window is unlikely to result in an increase in overlooking to the rear. The side rooflight overlooks the neighbouring hipped roof and the front rooflight out to the driveway. Due to this siting the proposed rooflights are unlikely to result in overlooking to the neighbouring dwellings. The dormer is noted to be of limited design merit, however its siting the rear within an area of low ridge height would make an alternative design or different positioning problematic. The proposal is not clearly seen from the streetscene and is unlikely therefore to result in an adverse impact to the character of the house or the streetscene.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00782 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, unless agreed otherwise in writing by the Local Planning Authority.
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 received by the Council 7th August 2013
Block plan received by the Council 7th August 2013
Existing first floor plan and side extension received by the Council 7th August 2013
Existing front and side elevation received by the Council 7th August 2013
Proposed elevations and floor plans received by the Council 7th August 2013

Reason: - To ensure provision of a satisfactory development.