
Site Address:	72 The Brow, Waterloooville, PO7 5DA		
Proposal:	First floor extension and rear dormer.		
Application No:	APP/14/00314	Expiry Date:	19/05/2014
Applicant:	Mr J Howard	Team:	Team 1
Agent:		Case Officer:	David Eaves
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a detached dwelling in a road of mainly detached properties of differing designs. The building is red brick with clay tiles. The building has been extended to the rear by the addition of a single storey extension. The property backs onto a Golf Course. The site and adjacent land falls generally from west to east and from north to south.

2 Planning History

None

3 Proposal

First floor extension and rear dormer.

4 Policy Considerations

National Policies

National Planning Policy Framework 2011

Core Strategies 2011 forming part of the HBLDF

CS13 (Green Infrastructure)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No comments received

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: 6

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) The impact on the character and appearance of the area
- (iii) The impact on neighbours residential amenities
- (iv) Highway matters

(i) Principle of development

7.2 The property is located within the built up area as defined in the Local Plan. The extension of a residential property is considered acceptable in principle subject to other relevant Development Control Criteria as set out below.

(ii) The impact on the character and appearance of the area

7.3 The proposal would result in the provision of a first floor above an existing hipped roof that goes down to the ground floor level. The extended property would retain a gap to the adjoining dwelling and the roof would still be hipped albeit with a raised eaves height. It is considered that the side additions would have a limited and acceptable impact on the character and appearance of the area.

7.4 To the rear would be a new dormer window which would overlook the golf course. The scale of the dormer and its design were initially considered unacceptable as it would have dominated the rear roof. The dormer has been reduced following negotiation and it is now considered that the revised dormer whilst remaining large, sits more comfortably within the roof slope and would have an acceptable appearance.

(iii) The impact on neighbours residential amenities

7.5 It is considered that the main impacts from the proposal would be to No's 70 and 74 The Brow.

7.6 No.70 is located to the west of the application site and would therefore be set off the side extension. The rear dormer would look directly down the applicants garden and would not provide direct views to the rear of No.70.

7.7 No. 74 has 3 windows facing the proposed extension. There are 2 ground floor obscure glazed windows and 1 small clear glazed first floor window facing the application site. No new first floor windows are proposed to face the neighbours property. A gap is retained to the common boundary. It is not considered that the proposals would result in an unneighbourly impact for adjoining residents.

(iv) Highway matters

- 7.8 The application property provides ample car parking on the drive to accommodate the three car parking space requirements of a five bedroom dwelling.

8 Conclusion

- 8.1 In conclusion the proposal is considered acceptable in principle and the extensions would have an acceptable impact on the character and appearance of the area. The development is considered to have an acceptable relationship to adjoining properties and adequate car parking is provided. Planning Permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00314

(A) 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 otherwise agreed 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the first floor east facing elevation of the development hereby permitted without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Licence Number 100041040
Location Plan, Site Plan, Proposed Elevations, Proposed Floor Plans and Section received 13th May 2014 (amended plan)

Reason: - To ensure provision of a satisfactory development.