
Site Address:	96 Hambledon Road, Waterlooville, PO7 6UP		
Proposal:	New front dormer.		
Application No:	APP/14/00855	Expiry Date:	13/10/2014
Applicant:	Mr Moon	Team:	Team 2
Agent:		Case Officer:	Richard Temple
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site includes a two storey semi-detached dwelling with a gable end roof. Gardens to front and back and detached garage to rear with driveway off of 'The Hundred' and space for two cars on site.

2 Planning History

2.1 No relevant planning history.

3 Proposal

3.1 Proposed front dormer roof extension.

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

Highways Engineer- No objection to proposal

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: 3

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) Design
- (iii) Impact on neighbouring residential amenity

(i) Principle of development

7.2 The site is located within an existing residential area, as such it is considered there is no objection to the principle of development in terms of householder extensions.

(ii) Design

7.3 The proposed rear dormer roof extension is considered to be permitted development under class B of the General Permitted Development Order which is why the application is only for the front dormer roof extension.

7.4 As the dormer window is set down from the ridge, up from the eaves and in from the sides by reasonable distances, it is not considered to dominate or alter the character of the roof significantly. The Borough Design SPD requires the roof extensions to be set in from all sides of the roof. The area is also characterised by various roof forms, including the bungalow of number 92 which has large box dormer roof extensions to each side, which are highly visible as it's gable end roof is forwards facing. Therefore, as the dormer is modest in size it is not considered to significantly unbalance the semi detached pair or appear damaging when viewed in the context of the street scene and complies with Policy CS16.

(iii) Impact on neighbouring residential amenity

7.5 The dormer window is not considered large enough to result in an overbearing impact or loss of light to neighbouring properties.

7.6 The proposed overlooking would only be to the front of the properties and is not considered to increase the level of communal overlooking to other neighbours to a damaging level. Therefore the proposal is considered to comply with policy CS16 in terms of impact on neighbour amenity.

8 Conclusion

8.1 The proposal is considered to comply with policies set out in section 4 and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/14/00855 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:

Site Location Plan, Site Location Plan 2 and FULL 01.01 Rev. C

Reason: - To ensure provision of a satisfactory development.