
Site Address:	21 Cherry Tree Avenue, Waterloooville, PO8 8BA		
Proposal:	Raising of roof, addition of rear extension and dormer windows to each side to provide first floor accommodation.		
Application No:	APP/14/00472	Expiry Date:	04/07/2014
Applicant:	Mr & Mrs Caldwell	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

Nos 21 is a small detached, gable fronted bungalow located on the north side of Cherry Tree Avenue. It is set back from the road by about 5.5m and this frontage area is block paved and provides space for car parking. The adjacent property to the south-west, nos 19, is a semi-detached, hipped roof bungalow, set in line with the application site and separated by just a 3m wide open shared drive serving the garages of both nos 21 and 19 to the rear. Therefore the side elevations containing front doors and windows, of both the application site and nos 19, currently directly face each other with no separating boundary treatment. Nos 23 to the north-east is a similar gable ended detached bungalow, sited close to the boundary with the application site, such that the separation distance is about 2m.

The application site currently has a lean-to style conservatory on the rear elevation and enclosed, flat rear garden - the boundary treatment comprises a 1.5m high close boarded fence on the north-east boundary, and the garages and a shed form the south-western boundary.

The character of the immediate area is very mixed - there are some detached gable ended bungalows; some semi-detached hipped bungalows and some mansard style two storey semi-detached dwellings. Several of the bungalows have dormers already added and notably, these are generally all flat roofed dormers. Nos 13 is a similar gabled ended bungalow and has a large flat roof dormer that extends from the ridge line, on one side of its roof. Both nos 17 and 19 are hipped bungalows having flat roofed dormers on their front elevation. On the opposite side of the road there are further examples of flat roofed dormers, both on front elevations and a small one on a side elevation.

2 Planning History

None

3 Proposal

The proposal involves raising the ridge of the bungalow by 0.7m, demolishing the existing conservatory and replacing it with a full width rear extension having a depth of 4.8m, and inserting two flat roofed dormers and a rooflight on each roof slope. A window in each gable end is also proposed on the amended plans.

4 Policy Considerations

National Policies
NPPF

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

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - The plan shows three parking spaces which is not practical. Only two spaces can be accommodated on the site. There would be no highway reason for refusal if only two spaces were shown.

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: 0

Summary:

Comment:

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 & visual appearance in street scene
- (iii) Impact on neighbouring amenity
- (iv) Parking

(i) Principle of development

7.2 The site is located within the urban area where development is acceptable in principle, subject to other development control considerations.

(ii) Design & visual appearance in street scene

7.3 The proposed increase in ridge height would be visually acceptable - there is a real mix of house styles and heights in the area and this increase of just 0.7m would not be visually inappropriate. Being gable fronted the increase in height from the

street scene would be a peak rather than more dominant ridge line.

- 7.4 With respect to the dormers, the amended plans have reduced the original large full depth dormers proposed and broken them down to two on each roof slope, with a central roof light. They are set down from the ridge by 0.3m and from both the sides and eaves by at least 1m. The windows in each would meet the p.d guidelines re glazing i.e. they would be obscure glazed and non-opening up to 1.7m. Therefore, the dormers themselves are 'permitted development' - what requires the permission is the raising of the ridge and the rear extension. The proposed raising of the ridge enables improved internal head height to be able to keep the dormers down from the ridge line, but regard must be had to the fact that without raising the ridge then dormers similar to those at nos 13 could be implemented under pd rights. Whilst the adopted Design Guide includes at para 5.47 - 5.51 advice on dormers and recommends pitched roof dormers, these flat roofed dormers would be similar to those in the vicinity and would not be visually out of keeping. They are also sufficiently recessed in from the ridge, eaves and sides to appear appropriate in scale and suitably modest on the roof slope. Since the property is gable ended, all that would be seen from the street is the side of each of the closest dormer rather than the full depth of dormers. On balance the visual appearance of the proposed roof alterations are considered acceptable in the street scene.

(iii) Impact on neighbouring amenity

- 7.5 The application site has very little separation distance from either of its neighbours and the shared dividing drive means that the site faces nos 19 who has its front door and kitchen window looking out at the application site. The outlook from nos 19 would be to the rear extension with dormers in the roof slope directly opposite. Now that these have been reduced in size and made obscure glazing and non-opening up to 1.7m, then there should be no loss of direct privacy or overlooking. There would be some sense of overbearing but the mass and bulk has been reduced in the amended plans with the inclusion of the central roof light. Due to the orientation of the site there would be very little overshadowing to nos 19 as a result of the proposal. There has been no objection or comment received from the occupiers of nos 19. Again, regard must be had to the fact that similar dormers could be constructed under pd within the existing roof slope.
- 7.6 The neighbour at nos 23 is also very close with only a 2m separation distance but has had a 4.3m deep rear extension in 2006 (06/71300/00 refers). There are two windows in the side elevation of nos 23 that face the site but it is understood these are secondary windows. The proposed rear extension of 4.8m in depth would sit approximately in line with the rear of nos 23 and would not cause any loss of light/overlooking issues. The proposed side dormers in this NE side elevation are similarly obscure glazed and non-opening up to 1.7m and again similar to what could be constructed under pd.
- 7.7 On balance it is considered that the amended plans would not cause any loss of privacy/overlooking or overshadowing to neighbours. The only impact would be a sense of overbearing from the dormers affecting outlook. However it is considered that this impact would be marginal compared to permitted development alterations. Since neither neighbour have objected, then on balance the impact of the proposal on adjacent residential amenity is considered acceptable.

(iv) Parking

- 7.8 The amended plans have revised the parking layout to show a more practical 2 car parking spaces at the front of the site. Considering the site also has an existing garage at the rear, then there is no highway objection.

8 Conclusion

- 8.1 It is considered that the amended plans have reduced the bulk and mass of the proposed dormers, and given the context of the site with other similar flat roofed dormers in close proximity, then the proposal is visually acceptable. The impact on neighbours has been reduced and considered not to be harmful to residential amenity. Therefore permission is recommended.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00472

(A)

(B) 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 hereby approved dormer windows shall all be obscure glazed and non-opening up to 1.7m above the floor of the room in which they are installed, and shall remain so in perpetuity. The glazing shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration level 3.
Reason: To protect the amenities of adjoining residential 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:

1:1250 Site location
1:500 Site layout Drawing nos 4005/500 Rev B
Existing ground floor plan Drawing nos 4005/1
Existing elevations Drawing nos 4005/2
Existing Cross section Drawing nos 4005/3
Proposed ground floor plan Drawing nos 4005/4
Proposed first floor plan Drawing nos 4005/5 - Rev E
Proposed elevations Drawing nos 4005/6 - Rev E
Proposed Cross section Drawing nos 4005/7

Reason: - To ensure provision of a satisfactory development.

