
Site Address:	2 Woodcroft Gardens, Waterloooville, PO8 9PZ		
Proposal:	Raise roof height by 1m to allow extension of living accommodation at first floor level incorporating new front dormer window and roof lights.		
Application No:	APP/14/00003	Expiry Date:	18/02/2014
Applicant:	Mr & Mrs A Painting	Team:	Team 2
Agent:	Mr B Harding	Case Officer:	Aaron Wright
	B H Architecture Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located to the southern side of Woodcroft Gardens near the junction of Woodcroft Lane. The property is a detached four bedroom chalet bungalow. Two bedrooms are located in the roof space and have a reduced head height. There is vehicular access off Woodcroft Gardens leading to a detached single garage via a driveway. There is adequate off road parking for a number of vehicles.

2 Planning History

90/54678/000

Single storey extension. Permission 13/04/90

3 Proposal

The application seeks to raise the roof height by 1m to allow an extension to the living accommodation at first floor level incorporating new front dormer window and roof lights.

The scheme includes the relocation of the main entrance door to the side elevation for ease of access. The windows to the living room and bedroom to the front elevation would be reduced in height. The window to the dining room to the rear of the property will be omitted and replaced with larger bi-folding doors. The proposed roof includes a 1.0m overhang to front and rear elevations with a 1.0m elevation and a pitch of 40 degrees to provide increase usable habitable accommodation to the roof space. The roof would be double barn hipped with a central lead valley gutter. A pitched roof dormer window and two velux windows are proposed in the front elevation. The rear elevation would have a flat roofed dormer of a similar scale and proportions to the existing dormer that is proposed for removal.

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

None

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: Two letters of representation have been received raising the following concerns:

- a) The front dormer would overlook the rear garden of 38 Woodcroft Lane.
- b) Other extensions in the area have either side roof lights or rear facing dormers.
- c) Loss of privacy
- d) Do not object to the rear dormer.
- e) The dormer window to front is out of character with the area.
- f) Raising the roof height is also out of character with the area.

7 Planning Considerations

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the streetscene

Woodcroft Lane comprises of small bungalows and low level chalet style bungalows with dormer windows in the rear elevation. This development would result in No.2 Woodcroft Gardens being the first property to have a dormer window in the front elevation. The dormer window is modest in size and does not extend the full width of the roofline. As such it is not considered that the dormer window would adversely affect the character and appearance of the streetscene.

The application also proposes to increase the roof height by 1m. Although this would

result in the property having a higher ridge height than the surrounding properties in Woodcroft Gardens, its not considered to adversely affect the character of the streetscene given the minimal increase.

(iii) Impact upon residential amenity

The application proposes to raise the roof height by 1m to allow an extension to the living accommodation at first floor level incorporating new front dormer window and roof lights. The dormer window to front is modest in size and does not extend the full length of the front elevation. The two rooflights would serve a dressing room and landing and as such do not serve main habitable rooms.

A letter of objection has been received from 38 Woodcroft Lane, that is situated to the south-west of the application site. The rear boundary of this neighbouring property abuts the side boundary of the application. The owners/occupiers of No.38 have raised concerns that the proposed front dormer would result in a loss of privacy to their rear garden. The position and size of the dormer has been carefully considered to ensure that there would be no overlooking into this neighbouring garden.

The property has an existing dormer window on the rear elevation. This dormer would be rebuilt onto the extended roof plane along the rear elevation. Given that this is a replacement dormer and its position on the dwelling, its not considered that this would adversely affect residential amenity.

8 Conclusion

The proposed development would not result in any significant harm to the character and appearance of the streetscene and would not harm residential amenity. As such the recommendation is to grant permission subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00003 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:

Block Plan and Sections (Drawing No.3A)

Proposed Floor Plans, Elevations and Roof Plan (Drawing No.2A)
Existing Floor Plans, Elevations, Roof Plan and Location Plan (Drawing No.1)

Reason: - To ensure provision of a satisfactory development.