
Site Address:	20 Cherry Tree Avenue, Waterloooville, PO8 8BA		
Proposal:	Roof conversion with addition of front and rear dormer windows.		
Application No:	APP/14/00486	Expiry Date:	09/07/2014
Applicant:	Mr Palmer	Team:	Team 2
Agent:	Mr Phillips	Case Officer:	Daphney Haywood
	SCP Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached hipped roof bungalow located within a primarily residential area of mixed property types and styles.

2 Planning History

None

3 Proposal

The roof would be altered from a hip to a barn hip and dormer windows would be provided in the front and rear roof slopes to serve first floor accommodation comprising sitting room and bedroom with en suite.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

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

Summary:

Comment:

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 on the street scene
- (iii) Impact on the neighbouring properties

(i) Principle of development

The site lies within the built up area and within an area where extensions to residential properties are acceptable in principle subject to development control policies.

(ii) Impact on the street scene

The property is one of a pair of hipped roof bungalows and the provision of a barn hip will to some extent unbalance the pair of bungalows, however, the neighbouring property is a 2 storey dwelling and there are a variety of building forms and roof designs in the immediate area, and as such the use of a barn hip would not be incongruous in the street scene (hip to gable extensions can in many cases be carried out as Permitted Development). In respect to the front dormer a number of nearby properties have front dormers and the proposed design with a pitched roof is acceptable.

(iii) Impact on the neighbouring properties

The neighbouring house has 2 secondary high level ground floor windows in the side elevation and the building up of the side wall would result in some loss of light to these windows, however given their secondary nature and separation provided by the existing drive, the impact is considered acceptable. In respect to the impact on the adjoining bungalow the plans have been amended to replace the proposed first floor full length rear French doors with a window and the impact is now considered acceptable.

8 Conclusion

The proposal is considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00486

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 only be carried out in accordance with the following approved plans:

OS Location plan
OS block plan
Floor plans, elevations and sections - drawing no 3649-1/1 Revision A

Reason: - To ensure provision of a satisfactory development.