
Site Address:	17 Alten Road, Waterloooville, PO7 6DR		
Proposal:	Extension of loft conversion and addition of dormer.		
Application No:	APP/13/01089	Expiry Date:	26/12/2013
Applicant:	Mr A Burley	Team:	Team 2
Agent:	Mr P Cole	Case Officer:	Jenna Shore
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached bungalow with the eaves space currently converted. Dormers are located to the front and rear. To the rear is a semi detached bungalow sited at a slightly higher elevation to that of the application site. To the side is rear garden of a similar style dwelling, neighbouring this is a piece of vacant land. The adjoining dwelling is similar in appearance.
- 1.2 The streetscene is characterised by semi detached bungalows, most of which have converted the loft space.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to erect a side facing dormer window with obscure glazing.

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 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

6 Planning Considerations

6.1 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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene

(i) Principle of development

6.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

6.3 The proposed dormer looks down the full length of neighbouring gardens, resulting in an increase in the perception of overlooking to an unneighbourly extent. However, the proposal is to be obscurely glazed which may limit the extent of actual overlooking caused. To ensure that the window remains obscurely glazed and to prevent overlooking a condition can be added.

(iii) Effect on the character of the existing dwelling and the streetscene

6.4 This area of Waterlooville has been developed in a similar way to that of this proposal, resulting in a streetscene where poorly designed dormers are common place. Despite being contrary to design guidance offered within the Havant Borough Design Guide 2011 this application does not make this situation significantly worse.

7 Conclusion

7.1 The application is likely to lead in an increase in the perception of overlooking down the full length of the neighbouring gardens. However due to obscure glazing this is unlikely to result in actual overlooking. The streetscene is limited in terms of design merit. This application is unlikely to make the situation significantly worse.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01089 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 window at 1st floor level in the east elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 received by the Council 31st October 2013

Block plan received by the Council 31st October 2013

Existing and proposed elevations received by the Council 31st October 2013

Existing and proposed first floor plan received by the Council 31st October 2013

Existing ground floor plan received by the Council 31st October 2013

Reason: - To ensure provision of a satisfactory development.