
Site Address:	49 Hazleton Way, Waterloooville, PO8 9BP		
Proposal:	Proposed new dormer to the front elevation and new conservatory at the rear.		
Application No:	APP/13/00608	Expiry Date:	28/08/2013
Applicant:	Mr Aked	Team:	Team 2
Agent:	Mr Gould	Case Officer:	Aaron Wright
	AG Design Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

Semi detached bungalow similar in size to most others in immediate surrounding area. Located on the north west side of the road opposite Erica Way. Benefits from an enclosed rear plot and a detached garage to the west of the main dwellinghouse. Both immediate neighbours have existing rear extensions and there are examples of dormers in the surrounding area.

2 Planning History

None relevant

3 Proposal

The application is for a new dormer to the front elevation and new conservatory at the rear. The dormer window is required to facilitate an additional bedroom within the roofspace. The conservatory would be 4.1m x 4.5m with a ridge height of 3.1m. It would be constructed with a brick plinth that would match the materials of the existing dwellinghouse.

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

Development Engineer

No comment

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: 8

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

(i) Principle of development

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

(ii) Impact upon residential amenity

The proposed conservatory would be sited on the rear elevation of the dwelling. Due to its position on the rear elevation and its ridge height of only 3.1m its considered that it would have no impact on any neighbouring property. The proposed dormer would result in no direct overlooking of Nos. 47 or 51 as it is sited on the front elevation of the dwellinghouse.

(iii) Impact upon streetscene

The proposed front dormer window would be visible from Hazleton Way and from part of Erica Way to the south east. There are other examples of bungalows along Hazleton Way that have been extended with dormer windows to the front and rear. Although its length would be greater than others in Hazleton Way, it is considered that the development would fit well within the street scene.

The proposed conservatory would not be visible within the streetscene due to its position on the rear elevation.

8 Conclusion

The proposed development would not adversely affect the neighbouring properties or the character and appearance of the streetscene. As such the proposal is considered acceptable.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00608 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, unless agreed otherwise in writing by the Local Planning Authority.

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:

Photograph

Existing Ground Plans and Elevations - Drawing No. AG-13-06-001

Site & Location Plans - Drawing No. AG-13-06-003

Proposed Ground Plans and Elevations - Drawing No. AG-13-06-002

Reason: - To ensure provision of a satisfactory development.