
Site Address:	22 Rowlands Avenue, Waterloooville, PO7 7RU		
Proposal:	Rear first floor extension, side extension, rear dormer extension and new front dormer window.		
Application No:	APP/13/00459	Expiry Date:	09/07/2013
Applicant:	Mr Burgess	Team:	Team 2
Agent:		Case Officer:	Richard Nash
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached single storey dwelling of traditional design and character and brick and tile finish, located within a reasonably sized plot on the north side of the central section of Rowlands Avenue, a lengthy cul-de-sac accessed off the west side of London Road. The dwelling has a detached single garage to the rear. The site has low brick walling to its front boundaries and fencing to the rear. A large oak is located at the rear of the site, but is separated from the main garden area and dwelling by the detached garage and a pergola. The area is predominantly characterised by medium density residential development of a broadly similar character.

2 Planning History

None

3 Proposal

The current application proposes the construction of a rear first floor extension, a side extension, a rear dormer extension and a new front dormer window.

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: 8

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: Nil

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 application site and locality
- (iii) Impact on neighbouring amenities

(i) Principle of development

It is considered that the provision of extensions and a dormer window to a dwelling of this scale and character, and in this location, would be acceptable in principle.

(ii) Impact on application site and locality

The proposals would comprise a substantial addition to the dwelling and, particularly in the case of the proposed half-hipped roofs, a change of its shape. Nevertheless, the additions would - both individually and collectively - appear as a subservient and complementary addition to the building, and the resultant dwelling shape would broadly reflect others in the locality (albeit that it would be of a large scale). The proposal would not have a detrimental impact on external amenity space. Views of the proposed extensions from the public domain would be limited and within the context of the existing dwelling. The proposed front dormer would be more prominent, but other examples are visible in the street scene, including on nearby bungalows. It is therefore considered that the proposal would not have a detrimental impact on the character and appearance of the application site or wider locality, provided that suitable materials were used in its construction.

(iii) Impact on neighbouring amenities

The proposed development would be located at least 15 metres from the boundary with the dwelling to the rear (north), with screening provided by a mature tree. The impact of the proposal on the adjoining property to the east would be likely to be limited to a small degree of additional shadowing from the rear dormer window, and this within the context of that resulting from the existing dwelling.

The proposal would have a greater impact on the property to the west. However, a reasonable distance would be maintained and a small half-hip to the side and sloping roof to the rear should ensure the proposal would not result in a detrimental degree of shadowing or overbearing effect on the adjoining property. A first floor bedroom window would face a similar window at a distance of approximately 4 metres and this could result in a degree of overlooking and impact on outlook. However, this element

of the proposal could be constructed as permitted development and the fact that neighbour objections have not been received is also a material consideration. On balance, it is considered that the proposal would not result in a detrimental impact on the amenities of occupiers of neighbouring properties, although the addition of further roof openings should be controlled in the interests of protecting privacy.

8 Conclusion

The proposed extensions and front dormer window would be acceptable in principle, and would not have a detrimental impact on the character and appearance of the application site, the character and visual amenity of the locality or the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00459, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

3160/4 (Proposed Ground Floor Plan)
3160/5 Revision B (Proposed First Floor Plan)
3160/6 Revision B (Proposed Elevations)
3160/200 (Proposed Roof Plan)
3160/500 (Site Layout Plan)

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the roof of the development hereby approved, without the prior written approval of the Local Planning Authority.

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.

