
Site Address:	6 Fairbourne Close, Waterloo, PO8 8RL		
Proposal:	Retention of pitched roof over garage area. (Revision to Planning Permission APP/12/01067).		
Application No:	APP/13/00425	Expiry Date:	23/07/2013
Applicant:	Mr P Emerson	Team:	Team 2
Agent:		Case Officer:	Jenna Shore
Ward:	Hart Plain		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling with a pitched roof. To the front is a flat roof porch which extends over the integrated garage.
- 1.2 To the north is the adjoining dwelling of a similar design but the porch area has not been closed in leaving a canopy over the front door and garage entrance. To the south is a similar property, sited at a slightly lower level. Again, the porch has not been closed in and a porch remains.
- 1.3 The streetscene of Fairbourne Close consists of semi detached two storey dwellings. All consist of green or brown tiles to the front elevation with protruding porches, integrated garages and front driveways.
- 1.4 To the north at No.17 Fairbourne Close a dwelling has converted the integrated garage indicated with a bay window to the front. The roof is hipped and of similar design to that of the application site. A detached garage is then located to the side.

2 Planning History

APP/12/01067

Crown roof to existing flat roofed garage and porch. Replacement vertical tiling to front elevation.

Permitted. 29/11/2012

APP/13/00025

Discharge of Condition No. 2 of Planning Permission APP/12/01067.

Permitted. 08/02/2013

3 Proposal

- 3.1 The application seeks to erect an 'L' shaped hipped roof over the existing porch area.
- 3.2 The application is a result of enforcement action. The roof has been built 0.3m greater in height than granted under reference APP/12/01067 and is fully pitched in design rather than a section of flat roof.

4 Policy Considerations

National Policies

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

(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 the character of the existing dwelling and the streetscene

6.3 The streetscene remains relatively original with only small forms of development dotted along the length of the streetscene. As mentioned above No.17 Fairbourne Close has converted the garage and erected a hipped roof above. The neighbouring property has also erected a single storey side extension. The roof structure at No.17 is very similar in design to that of this application and appears to blend in well within the streetscene. It is unlikely that the application will result in an adverse impact to the character of the streetscene. As one of a group of four houses with green-tile hanging, it is important that the roofing materials for the porch harmonise well.

(iii) Effect on neighbours

- 6.4 The proposed roof is constructed in an 'L' shape with the longest length being at the centre of the dwelling over the front door. The mass and bulk is pushed away from the adjoining dwelling. It is therefore unlikely that the proposal would lead to an adverse impact to the neighbouring property.

7 Conclusion

- 7.1 The proposal is unlikely to lead to an adverse impact to the character of the streetscene or impact on neighbouring dwellings.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/13/00425 subject to the following conditions