

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00061

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Hip to gable loft conversion with front and rear dormers, alterations to doors and windows, Internal Alterations.

SITE ADDRESS: 67 Geoffrey Avenue, Waterlooville, PO7 5BH

AGENT DETAILS: Mr Watford

APPLICANT DETAILS: Mr Thorn

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 27 March 2026

RECOMMENDATION: GRANT PERMISSION

1 Site Description

67 Geoffrey Avenue, Waterlooville, a semi detached single storey bungalow with rooms in the roof served by front, side and rear dormer windows.

The locality is characterised by houses that have both front and rear dormer windows within the roof space of varying designs, some with Juliet balconies.

2 Planning History

29079 - Single storey rear extension – Permit - 19 August 1980

3 Proposal

Hip to gable loft conversion with front and rear dormers, alterations to doors and windows, Internal Alterations.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not 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: 3

Number of site notices: 1

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises the addition of dormers to both front and rear roof slopes. It would also include a hip to gable roof extension. The proposed rear dormer would be set down from the roof ridge and it would have a generous width making it fairly bulky in appearance. Dormers are generally supported which are set up from the eaves and down from the ridge line, subsequently creating a more subservient appearance within the roof slope. In this instance there is a strong precedent set within the streetscene whereby larger dormers are features of the roof slope of the majority of the properties along this section of Geoffrey Avenue. The dormer would include a Juliet balcony to the rear serving a bedroom. The proposed materials include roof tiles and render to match existing property.

7.4 The proposed front dormer is set up from the eaves and below the ridge line. Again, a similar style of dormer is featured on multiple properties along this section of road. These front dormer window would serve a front bedroom. The proposed materials include roof tiles to match existing property.

7.5 Changes to fenestration are proposed to the ground floor rear and southern side element. These changes include replacing the rear window and door to the single storey rear extension to a set of four long paned sliding doors and replacing the side entrance door with a window. It is not considered this element of the proposal would have a harmful Impact upon the character of the streetscene.

- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 It is not considered the proposed front dormer would have a harmful impact upon the nearby neighbouring properties with any impact considered minimal and acceptable.
- 7.8 Directly to the rear is a footpath and farmers fields. It is not considered the proposal would have a harmful impact upon these areas.
- 7.9 To the north of the application site is No. 69 Geoffrey Avenue and to the south of the application site is No.65. These neighbouring properties have roof alterations in a similar manner to that which is being proposed. The proposal would introduce a larger Juliet balcony window to serve the bedroom, and this could be perceived to increase the level of overlooking to the neighbouring properties. However, as noted above, there are other examples of this type of development in the locality with similar relationships with adjoining properties. Whilst oblique views of neighbouring properties may be achievable, the rear dormer window would primarily look out to the rear garden, and it is not considered that there would be a significant increase in potential overlooking of neighbouring properties as a result of the development.
- 7.10 The alterations to the fenestration are not considered to have any further impact upon the neighbouring property to the south than what is already existing.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Parking

- 7.10 The property would have 3 bedrooms which requires 2 parking spaces on site. These could be provided for on the driveway to the southern side of the property.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00061 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Location and Block Plans – Drawing No. WATD-001-P – Submitted 30 January 2026

Proposed Plans and Elevations – Drawing No. WATD-00-P – Submitted 30 January 2026

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

Informative:

In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.