

DELEGATED OFFICER REPORT

PROPOSAL	Dormer Creation to Front Elevation.
LOCATION:	21 Roundway, Waterloooville, PO7 7QD.
REFERENCE NO:	APP/26/00248
APPLICANT:	Mr Chris Taylor
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	11/06/2026
APPLICATION EXPIRY DATE:	18/06/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is located in Waterloooville and comprises a two-storey semi-detached house. Parking is located to the front/side and there is a front garden and rear garden. The property features white render, brown and white cladding and brickwork for the external walls and brown concrete tiles for the roof.
- 1.2 The application site is located within an urban and residential area with the character of the street featuring a mix of materials.

2. Planning History

No relevant planning history on site

3. Proposal

Construction of a single dormer window to the front elevation of the existing house.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011
CS16 - High Quality Design

CS19 - Effective Provision of Infrastructure
CS21 - Developer Requirements
DM13 - Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014
AL1 – Presumption in favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: N/A.
Conservation Area: N/A

5. **Statutory and Non-Statutory Consultations**

Councillor Ryan Brent No comments received.
Councillor Gwen Robinson No comments received.
Councillor Peter Wade No comments received.

6. **Publicity and 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: 6

Number of site notices: One

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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)

(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 The existing semi-detached chalet house on site is of a period design of the 1960's. This is finished in white painted and rendered walls, on top of red brick foundation plinth, under a red/brown concrete interlocking tiled roof, with white uPVC windows and doors. The front dormer proposal would be for the enlargement of the existing bathroom and would measure approximately 1.5m in width by 1.6m in depth, to a maximum height of 1.3m. The proposed development would be constructed in matching or similar materials to the existing host dwelling, which is considered acceptable. The proposal would increase the amount of dormers on the hosts dwelling front roof slope from one to two, however, officers are of the opinion that the proposal would be subservient to No.21, owing to its proposed modest height and scale on the host dwelling's roof and would not result in an excessive extension to the existing house on site and consider it an acceptable addition.
- 7.4 Although the proposal would be visible to the public realm but would be minor in scale, set back slightly from the front elevation, it would use matching materials to the host dwelling and be similar to other existing front dormers on neighbouring housing, which would be considered acceptable in visual terms within the existing streetscene.
- 7.5 Therefore, the proposed design and appearance of the proposal is deemed appropriate in context to the main building and nearby neighbouring dwellings 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

- 7.6 The front dormer would feature the fenestration facing the public realm, but this would be minor in scale, obscure glazed and located north of the slightly recessed neighbour's front elevation at No.23. Furthermore, there is a gap across the site and neighbour's driveway of approximately 5.3m, ensuring that the small dormer would not create significant levels of overshadowing or loss of amenity to the southern nearest neighbour. No other neighbouring properties would be negatively impacted by the proposed dormer, due to distance and position.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a significant loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain (BNG)

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

8 **Conclusions**

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers and all other material considerations. The proposal would therefore meet the requirements of Policies CS16 and DM13 and is recommended for approval.

9. **RECOMMENDATION:**

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00248 subject to the following conditions

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:

Existing and Proposed Elevations and Floor Plan C-Taylor-01A, dated 15/03/26.

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.

Informatives:

- 1 In accordance with paragraphs 38-50 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.