

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Hip to gable loft conversion with front and rear dormers.
LOCATION:	5 Yew Tree Avenue, Cowplain, Waterloooville, PO8 8AH
REFERENCE NO:	APP/26/00287
APPLICANT:	Mr & Mrs C & A Kelly
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	08/07/2026
WARD:	Cowplain

1. Site Description

- 1.1 The application site comprises of a semi detached bungalow located in Cowplain. The property features parking to the side and front of the dwelling and a rear garden. The property features brickwork for the external walls and brown concrete tiles in a hipped roof design for the roof of the property. The character of the street is urban and residential with similar bungalows on the streetscene in evidence.

2. Planning History

No relevant history

3. Proposal

- 3.1 Hip to gable loft conversion with front and rear dormers.

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 Local Plan (Core Strategy) March 2011

CS16 High Quality Design

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Havant Borough Council Borough Design Guide SPD December 2011

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Councillor Neil Bowdell	No comments received.
Councillor David Keast	No comments received.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Number of neighbour notification letters sent: 7

Number of site notices: 0

Number of representations received: 0

Material planning considerations are addressed in Section 7.

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

Front dormer

7.3 Whilst the Havant Borough Design Guide SPD ordinarily discourages flat roofed prominent front dormers, it is noted that Yew Tree Avenue features numerous similarly sized dormers on its streetscene, and the front dormer aspect of the proposal is not considered to be out of keeping with regards to the streetscene and its impacts upon visual amenities are considered to be limited and acceptable.

Rear dormer

- 7.4 The loft conversion featuring a rear dormer would feature a substantial dormer to be constructed on the rear elevation on the first floor. The Havant Borough Design Guide SPD states that " Dormers are considered an acceptable way of " providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line. The guide also states that " Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof".
- 7.5 The wide width and monopitched roof would result in a dormer with a substantial bulk and mass that would dominate the rear roofslope and would be contrary to the guidance contained within the SPD, albeit it is set up from the eaves line of the host dwelling by approximately 0.19m and would be set lower than the ridge height of the host dwelling by approximately 120cm. the dormer would not be readily visible upon the streetscene and furthermore, there is a permitted development fallback position under Schedule 2, Part 1, Class B for a dormer of this scale were it to be set off by 20cm from the eaves line. With regards to this, the proposed dormer is considered acceptable.

Hip to gable roof alteration

- 7.6 Whilst the majority of dwellinghouses on Yew Tree Avenue feature hipped roofs, there are numerous gable properties and the roof alteration is not considered to be out of keeping or detract from visual amenities.

Materials

- 7.7 The external walls of the proposal would match the existing property which is considered acceptable. The flat roof sections of the proposal would feature felt which is considered as acceptable.
- 7.8 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

Front dormer

- 7.9 The fenestration of the front dormer would face the public realm which is considered as acceptable. Regarding overshadowing and overbearing concerns, the dormer would be sited within the roof slope which would ensure that impacts are limited and acceptable.

Rear dormer

- 7.6 The rear dormer regarding overlooking concerns be at most able to provide oblique views of adjacent properties which is considered acceptable. Regarding overshadowing and overbearing concerns, the rear dormer would be sited within the roofslope and would extend no further than the existing rear ensuring impacts upon neighbouring properties would be limited and acceptable.

Hip to gable roof alteration

- 7.7 Regarding overshadowing and overbearing concerns, the impact would primarily be upon parking space and upon No.3's side elevation. This side elevation features a door and two obscure windows and impacts are considered to be limited and acceptable.
- 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.

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.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with conditions for application APP/26/00287

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:

Drawing Number: 01: Existing Floor plans and Elevations: Uploaded 28/04/2026

Drawing Number: 02: Proposed Floor Plans, Elevations, Location and Block plans: Uploaded 28/04/2026

Reason: To ensure provision of a satisfactory development.

3. The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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:

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.