

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Insertion of side facing dormer windows, with front facing window in side elevation of larger dormer and replacement roof, with skylight, over existing single storey rear extension
LOCATION:	32 Warfield Avenue, Waterloooville, PO7 7JN
REFERENCE NO:	APP/26/00347
APPLICANT:	Mr and Mrs Layton
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Amy Winch
APPLICATION EXPIRY DATE:	05/08/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 32 Warfield Avenue is a small render and brick bungalow with a tiled roof and tall red brick chimney. It is located within a residential area of Waterloooville on a street comprising dormer bungalows and two storey dwellings.
- 1.2 The site is not under any particular designation such as a conservation area or listed building.
- 1.3 There is a herringbone block paving parking area for two cars available to the front of the property. The rear garden is laid to lawn.

2. Planning History

- 2.1 02/50051/003 Single Storey rear extension, and new chimney to south-west side elevation. Approved 20th May 2002.

3. Proposal

- 3.1 Insertion of side facing dormer windows, with front facing window in side elevation of larger dormer and replacement roof, with skylight, over existing single storey rear extension. The proposal is to enlarge the area of the bedrooms and bathroom at first floor to allow provision of a bath and more space for the bedrooms.

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.

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
DM13 Parking

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. 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: 9

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: None received

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) Parking
- (v) 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 proposal comprises new dormer windows on the northeast and southwest elevations of the roof. The dormer on the northeast elevation is to have an additional window in the cheek looking onto Warfield Avenue. A new skylight is also proposed in the existing single storey rear extension, which is considered acceptable.

- 7.4 32 Warfield Avenue is set back from the road with parking to the front of the property. There is an existing projection which houses the lounge and a half-hipped roof which provides the first floor set back further. Therefore, the proposed new dormer would be set back from the main frontage of the dwelling reducing its visual impact. The dormer on the southwest elevation will be screened somewhat by the chimney stack.
- 7.5 The proposal has been well designed although it is on the cusp of what would be considered to be acceptable in visual terms given the bulk of the dormers and their height to the ridge of the property. However, the bungalow is very low level, tucked in between two 2-storey dwellings. The dormers are set right back on the building with three immediate rooflines; a gable, hipped and half-hipped roofs as viewed from the road before the dormers would be present. The addition of the window in the dormer cheek helps to break up the bulk of the proposal, reflecting the existing rooflines and preventing the development appearing too top heavy. There is a similar arrangement with dormers to each side at number 36 Warfield Avenue albeit the dormers are set down from the ridgeline.
- 7.6 In this instance, 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 The dwelling already has a dormer window 1.67m wide on the northeast elevation which provides light to a shower room. The proposal is to build a dormer 7.9 metres wide encompassing the existing rooflights to provide space and light to the two bedrooms at first floor level. A further dormer 2.3m wide is proposed on the southwest elevation where there is currently a rooflight.
- 7.8 The new dormer would be 3.5 metres from the neighbouring property to the northeast and 3.7 metres from the neighbouring property to the southwest. Both neighbouring properties have windows in their side elevations at first floor level however they are all to non-habitable rooms. For 30 Warfield Avenue the windows serve a bathroom and an ensuite and to 34 Warfield Avenue the window provides light to the landing over the stairs.
- 7.9 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) Parking

The dwelling has three bedrooms as it stands. As a result of the development three bedrooms would remain. The applicant has submitted revised plans to confirm that two parking spaces will remain to the front of the property as currently stands. The application therefore complies with DM13 of the Havant Borough Local Plan and the Havant Borough Council Parking SPD July 2016.

(v) 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/26/00347

Conditions (per attached list)

Condition 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.

Condition 2

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site, Block and Location Plan with Parking
2. Existing and Proposed Front & Rear Elevations
3. Existing & Proposed Side Elevations
4. Existing & Proposed Ground Floor & Loft
5. Existing & Proposed Roof & Loft

Reason: To ensure provision of a satisfactory development.

Condition 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) 2001 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 following submission of amended plans, and no further assistance was required.