
Site Address:	2 Willow Mews, London Road, Cowplain, Waterlooville, PO8 8BU		
Proposal:	Roof alterations and hip to gable build up for the provision of accommodation in the roof and associated works.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00738	Expiry Date:	30/10/2023
Applicant:	Mr and Mrs Thomson		
Agent:	Mr Potter	Case Officer:	Bethany Crowther
	James Potter Associates		
Ward:	Cowplain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site is a detached two storey property to the south east of Willow Mews. The property comprises brickwork and a long hipped roof. The property contains an integral garage to the front elevation.

The property is part of a backland development to the rear of No.193 and No.195 London Road and is accessed via an access road between No's. 195 and 197 London Road.

The surrounding area is residential in character. To the rear of the property, a mix of detached and semi-detached properties characterise the area in Dorrita Avenue. To the north of the property is the rear garden of no. 197 London Road.

2 Planning History

APP/16/00065 - Erection of 3No. bed detached dwellings, with associated parking and carport for plot 3 and revised vehicular access onto London Road.

3 Proposal

Roof alterations and hip to gable build up for the provision of accommodation in the roof and associated works.

The proposal has been amended throughout the course of the application, with an originally proposed rear dormer window at 2nd floor level removed following the submission of amended plans.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Neil Bowdell - Cowplain

No comments received.

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: 6

Number of site notices: Not applicable.

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) 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 The proposal includes a hip to gable extension of the roof to accommodate a bedroom and wet room at second floor level. The proposed development would include the installation of one window on the second floor on the east elevation serving the proposed wet room, and one window to be installed on the second floor of the west elevation to serve the landing area. There would be two rooflights installed on the south elevation serving the proposed bedroom. The roof tiles would match existing.
- 7.4 The proposed development would be visible from the streetscene at Willow Mews, partially visible from the streetscene at London Road and partially visible from the streetscene from the cul-de-sac of Dorrita Avenue to the rear of the property.
- 7.5 The three properties form part of an architectural group and form their own character area as part of the backland development. Whilst this development of three units made best use of the site in terms of the density of development, the rather tight relationship between dwellings was alleviated by the design of the units with the three properties incorporating fully hipped roof designs. The proposal is for the centre property of the three units to be altered in terms of its roof form, incorporating raised side walls, a smaller 'barn hip' feature and a longer full height ridge line. This significantly alters the mass and bulk of the roof form and contrasts with the hipped roofed forms of the properties either side. It is considered that the changes harmfully detract from the established form of development and would make the centre unit much more dominant than the properties either side. This increase in mass and bulk would result in the centre unit being overly dominant and result in the loss of spaciousness between the three properties at roof level. The proposal would detract from the rhythm and pattern of roof shapes of the three dwellings (Table 4.1 3. Havant Borough Design Guide SPD). The design of the proposed development is considered to be unacceptable in terms of its mass and bulk in relation to the host dwelling and adjacent properties.
- 7.6 With regard to the potential fall back position in relation to the hip to half hip gable element, the planning permission which granted permission for the development of the three dwellinghouses under APP/16/00065 imposed the following condition on the application site:

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions, out buildings or first floor windows shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason: *In the interests of the character and appearance of the area and the amenities of adjacent residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

It is considered that the alteration to the roof form would represent an extension to the dwelling requiring planning permission.

- 7.7 The design and appearance of the proposal is deemed inappropriate in context to the dwelling and the character of the surrounding development and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 To the east of the application site is No. 1 Willow Mews. The proposed second floor high level window on the east elevation is not considered to lead to unacceptable impacts in terms of loss of privacy to the neighbouring property. It is considered that the proposed development would not result in unacceptable harm in terms of loss of outlook or light to this property.
- 7.9 To the west of the application site is No. 3 Willow Mews. The proposed second floor window on the west elevation would face the hipped roof of the neighbouring site and is not considered to lead to an unacceptable impact in terms of loss of privacy to No.3. It is considered that the proposed development would not lead to an unacceptable impact in terms of loss of light or outlook to the neighbouring property.
- 7.10 To the rear of the application site is No. 7 Dorrita Avenue. The proposed development is not considered to , lead to unacceptable impacts in terms of loss of light, outlook or privacy given the separation distance between dwellings.
- 7.11 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).

(iv) Parking

- 7.12 The proposed development would see the addition of one bedroom to the property, taking the dwellinghouse to a 5 bedroom property. This would not result in any extra need for the provision of car parking spaces as set out in Council's Parking SPD and there is existing parking for 4 cars including the garage.

8 Conclusion

- 8.1 The proposal would have an unacceptable significant adverse impact on the character and appearance of the area contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and the Havant Borough Design Guide SPD and is therefore considered to be inappropriate and recommended for refusal.
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9 RECOMMENDATION:

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/23/00738 for the following reasons

- 1 The proposed development would by reason of its design, mass and bulk result in an over-dominant roof form detracting from the original dwelling and neighbouring properties. Furthermore the application property forms the central unit of three dwellings comprising Willow Mews. These units are of a harmonious design and character incorporating fully hipped roofs which help to create a roof level gap between properties. The proposal would lead to a contrasting roof form with a much more bulky appearance harmfully impacting the rhythm of development and the character of Willow Mews resulting in a more cramped appearance to the group of dwellings. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.