
Site Address:	26 Mitchell Road, Havant, PO9 3QB		
Proposal:	Loft conversion with side dormer.		
Application No:	APP/21/00262	Expiry Date:	28/04/2021
Applicant:	Mr B Shiers		
Agent:	Mr P Davey	Case Officer:	Graham Speller
Ward:	Bedhampton		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The site lies on the eastern side of Mitchell Road and comprises a two storey end of terrace house. Of note is that the property has been remodelled in that the material finishes are different than the surrounding brick finished properties. The property has been rendered on the ground floor with cladding above.

Other than the material finishes the surrounding area is characterised by similar terraced properties.

2 Planning History

There is no relevant planning history.

3 Proposal

Loft conversion with side dormer.

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)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson

No comments received

Councillor Kenneth Smith

No comments received

Councillor Mark Inkster

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: 4

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 would introduce a dormer window into the southern roofslope. It would have a width of approximately 5.7m, height of 2.3m and a depth of 2.3m.

7.4 The proposal would alter the appearance of the existing house to a significant degree and would be prominent in the street scene. Whilst it is noted that this property has been restyled with more contemporary materials, which makes the property appear different than the surrounding properties, there are no other examples of similar development in the immediate vicinity.

7.5 Whilst some attempt has been made to reduce the bulk and massing of the proposed dormer window by being set down from the ridge of the existing roof and set in from the edge of the roof and eaves, nonetheless, it would still involve a significant amount

of the existing roof being changed which would result in a top heavy bulky appearance

- 7.6 The Havant Borough Design Guide states, inter alia, that dormers should not dominate the roof or the existing building and that to avoid this should be the same size or preferably smaller than the windows below. It also states that generally dormers should have pitched roofs with slopes in keeping with the existing roof.
- 7.7 The overall dormer roof extension would appear bulky and appear dominant when viewed from the locality. It is considered that the proposed dormer window by virtue of its siting, scale and bulk would have an unacceptable and dominant impact on the character of the host dwelling, the character of the locality and visual amenities of the street scene.
- 7.8 The design and appearance of the proposal is not considered to be acceptable, and therefore contrary to Policy CS16 (High Quality Design) of the HBLP (Core strategy) and the Design Guide.

(iii) Effect on neighbouring properties

- 7.9 In terms of any impact on the adjacent house to the south, it is considered that there would not be any adverse impact to the residential amenities of this property as a result of the development. Whilst that property does have side facing windows at first floor, the proposed dormer window would effectively look out over the roof of that property due to the change in levels.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

(i) Parking

- 7.11 The proposal would increase the number of bedrooms from 2 to 3, both of which require the provision of two parking spaces. The existing parking provision would be unaffected by the proposal and adequate parking provision would be maintained.

8 Conclusion

- 8.1 The proposed dormer roof extension by reason of its siting, design and scale, would appear an incongruous and prominent addition which would dominate the host dwelling, detrimental to the character of the locality and the visual amenities of the street scene. As such, the proposal is contrary to Policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/00262

- 1 The proposed dormer roof extension by reason of its siting, design and scale, would appear an incongruous and prominent addition which would dominate the host dwelling, detrimental to the character of the locality and the visual amenities of the street scene. As such, the proposal is contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the adopted Havant Borough Design Guide Supplementary Planning Document 2011.