

Recommendation: **REFUSE PERMISSION**

No comment

**Councillor P Bains - Hart Plain Ward**

No comment

**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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Officer Comment                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| I am writing to you in connection with a planning application you have received. As the owner of a property overlooked at the rear of a proposed extension intended at no 28 Lynwood Avenue , I wish to appeal against its building. The revised plans to not seem to show any height measurements but it seems obvious that the build will become very large and overdeveloped for the plot it sits on. It will also cut out much of the sunlight, both my property and garden, and my neighbours receive during the day and evening. In addition, the dormer windows intended for the rear of the new build will overlook mine and my neighbours property's resulting in loss of privacy. The surrounding area sites many bungalows which were built for specific purpose and people, therefore this build is totally out of keeping with it. Please be mindful of this when deciding. | Please see 'Planning Considerations' section of the report. |
| Firstly, I would like to point out that the proposed title 'raise of ridge height and addition of dormers' is misleading and makes no reference to the front and back gable end windows. After studying the proposed plans, it is clear that the proposed development will be over-bearing and out of scale to the property that it is linked to by way of a linked garage and the other bungalows that are in the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Please see 'Planning Considerations' section of the report. |
| The proposed development will encroach on the privacy of the surrounding properties and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Please see 'Planning Considerations' section of the report. |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| gardens.<br><br>When planning was granted for this estate, both houses and bungalows were planned obviously for a reason. Granting a height extension on this bungalow effectively turning this property from a bungalow to a house will set a precedent that could affect the entire landscape of this neighbourhood over the coming years. No other bungalow built in this style on this estate has been altered in this manor or to this extent.                                                                                                                                                                                                                                                                                                                                                 | Comments noted, in relation to precedent each planning application is assessed and determined on its own merits.                                                                                                                                                                               |
| I wish to register my complaint to the loss of this another bungalow and a very valuable resource for those wanting to downsize or suffering mobility problems. Bungalows are not being built today so this makes them very desirable, much sort after. If there is a need to increase the size of this dwelling it should be done by developing to the back, increasing the footprint keeping the property as a single development. Walking around the estates, it is obvious how many bungalows are being lost, adding ugly top heavy structures, these properties are being bought cheap owing to the modernization required, then applying a loft extension to maximize profit. I implore the planning department to review its policy towards the loss of single story dwellings in this area. | The alteration of bungalows to provide first floor accommodation is not a matter that is opposed in principle under adopted Local Plan policies. The design of the first floor additions are a relevant consideration and are addressed in the planning considerations section of this report. |

## 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.

This proposal has undergone amendments which manifest in the raising of the height of the dormer glazing to reduce overlooking to the north and south as well as raising of the dormers higher above the eaves to seek to address concerns regarding impact on the

character and appearance of the area.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises the raising of the roof pitch with dormers to both side elevations. The existing ridge has a height of approximately 4.7 metres and the proposed ridge would come to approximately 5.8 metres in height, creating an increase of 1.1 metres. The proposed side dormers would both have widths of approximately 8.7 metres, depths of 2.5 metres and both heights would equal 2 metres approximately , with flat roofs. The proposal would allow for 4 bedrooms at first floor level as well as an upstairs bathroom. The front 2 bedrooms would be served by windows proposed to the principal elevation at first floor level as well as windows proposed to the dormers on both sides, the rear 2 bedrooms would also be served by windows in both dormers and windows proposed to the rear elevation at first floor level . Between the bedrooms would be a stairwell on the south side and a bathroom on the north side, each also served with windows - this would create a total of 3 windows to each dormer. Proposed materials include tiles to the roof to match those existing, hanging tiles are also proposed to the dormers to match existing roof as closely as possible.
- 7.4 This proposal would alter the appearance of the property to a significant degree, intensified by the positioning of the property not far set back from the highway where any alterations to the roof would appear prominent in the streetscene . Whilst the amendments made, which include raising dormers above the eaves line by a further 30cms (approximately) are deemed to improve the visual impact of the proposal ,the proposal as a whole would still result in a top heavy and bulky appearance. The Havant Borough Design Guide 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.* These dormers would have a considerable length of approximately 8.7 metres on each side with flat roofs which do not compliment that of the existing roof slope. The proposed roof alterations would not be subservient additions to the host property, set at a low height in a visible location.
- 7.5 Whilst there are examples of dormers on surrounding properties, these are generally smaller, set into the roof slope and do not alter the appearance to the dwelling to the same degree this proposal would. Policy CS16 of the current local plan - 'High Quality Design' is deemed to be breached as it is considered that the proposal would be harmful to the existing streetscene and the visual amenity of the immediate locality.

(iii) Effect on neighbouring properties

- 7.6 Amendments to the proposals include the alteration of the side windows to be high level (excluding the stairway window) following case officer concerns relating to impact on neighbour privacy.
- 7.7 To the north of the site is no 35 Sutton Road which is a two storey property with a conservatory to the side elevation at ground floor level . The dormer proposed to this side elevation roof slope would have 3 windows , however, these are not judged to result in unacceptable harmful overlooking back towards no 35 as the proposed windows would be set at high level, with cil heights 1.7 metres above finished floor level .
- 7.8 To the south of the application site is no 26 Lynwood Avenue a pitched roof bungalow set on a level position with no 28 . The front and rear dormer windows would both be set at high level on this side with cil heights 1.7 metres above finished floor level . The middle dormer window serving the stairwell would be left at full height, however this window would have views over the roofslope of no 26 , not resulting in any direct

overlooking.

- 7.9 To the rear of the site is no 2 Bridefield Close - there is approximately 25 metres back to back separation distance between these properties , which exceeds the minimum 24 metres distance for a 2 storey to single storey relationship as specified in the Havant Borough Design Guide. The impact of the additional rear elevation first floor windows is therefore considered acceptable in this instance.
- 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).

#### Parking

- 7.11 The proposal would result in 4 bedrooms at the property- this would require 3 parking spaces on site as stipulated in the Havant Borough Parking SPD. The existing parking arrangement does not meet the current guidelines for parking spaces (2.4 x 4.8 metres) as the depth of the hardstanding is 8.5 metres and should be 9.6 metres to meet the standards. Whilst there could be room for 2 vehicles (1 space has been shown within the existing garage) this has not been shown in the parking plan as the spaces shown are not usable in the current layout of the site.

### **8 Conclusion**

- 8.1 The general design of this proposal, including the side dormers and raising of the roof ridge would result in an overdeveloped roof slope , which is considered to have a harmful impact upon the character of the property, street scene and the visual amenity of the immediate locality. It is not considered to be appropriate within the context of the existing property. As such , the application 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/20/01094 for the following reason:

- 1 The proposed provision of two side dormers and raised ridge would result in a contrived and incongruous design which would have a harmful impact on the existing property, detracting from the character of the street scene and the visual amenity of the immediate locality. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.