

Recommendation: **REFUSE PERMISSION**

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Mike Sceal

I see no problems with this providing it meets all building regs ,also unless we have had a lot of complaints about the changes to the structure

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

Comment	Officer Comment
No comments 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

(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 planning history of this property shows that an application for a similar scheme was granted approval in 2002 (APP/02/67947/000), which was not implemented.. Advice from a general enquiry submitted in 2019 which proposed a rear extension, porch and loft conversion with side dormers suggests that some elements of the proposal may be completed with permitted development, if they were to comply with permitted development criteria. Calculations show this proposal as a whole would not come within the realm of permitted development as roof alterations would exceed the 50 m3 limit.

This application is for a hip to gable roof extension to the front and the rear, with side dormers located towards the front of the property, set back by approximately 0.3 metres and up from the eaves by approximately 0.5 metres, with sloped roofs. A porch with a pitched roof is also proposed to the front of the property. This would be considered to acceptable as it is fairly modest in scale and design and would not encroach much upon parking amenity space towards the front of the property.

This proposal, including the addition of side dormers and roof slope alterations would be very visible from the street as this property is not set back far from the highway, and alterations would be occurring at a low height, as this property is only single storey. The proposed alterations would completely alter the existing shape of the roof, and are considered to add considerable bulk, appearing overly dominant on the existing roof slope, contradictory to the Havant Borough Design Guide (2011) which states that dormers 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". These dormers would have a depth of approximately 6 metres, which is deemed to be sizeable within the context of the existing scale of the roof slope and the proposed location, towards the front of the property would only increase their prominence on the road.

It has been noted that various other properties along Warfield Avenue have undergone alterations to the roof slopes, with the addition of front dormers and roof extensions - one such example of this has been at no 32. These alterations, alongside the proposal received at this property in 2002 were granted permission before policy changes took place and before the current Havant Borough Local Plan. Policy CS16 of the current local plan - 'High Quality Design' is one such policy which this proposal is deemed to breach 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

- 7.4 The properties adjacent to the application site include a two storey, detached property to the South West and a detached, single storey bungalow property to the North East . The South West elevation of no 36 is already in close proximity to the neighbouring property , no 34 and the proposed side dormer to the South West would come close at second storey level. Although there is not considered to be any significant impact on the amenity of this property, there may be some impact on the street scene in terms of loss of visible gaps between buildings in an area where properties are predominantly detached and or single storey, and where space is maintained between properties. The side dormer proposed to the North Eastern elevation would have two windows, these would be considered to have a minimal impact upon the neighbouring property , no 38 in terms of harm to amenity.

8 **Conclusion**

- 8.1 The general design of this proposal, including the side dormers and hip to gable roof extension 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/19/01035 for the following reasons

- 1 The proposed provision of two side dormers and front and rear gables would result in a contrived and incongruous design which would have an adverse impact on the property, 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 and the National Planning Policy Framework 2018.