

- 1.1 The application site relates to a detached chalet style dwelling located on the eastern side of Stakes Hill Road, backing onto Crookhorn College site. The character of the area is predominantly residential in nature with the school/college to the rear and a care home opposite to the north. The surrounding land undulates such that at this point the slope falls from south to north - the application dwelling is therefore set slightly higher than Wyngar to the north and slightly lower than Priory Barn to the south. Stakes Hill Road is a C classified road.
- 1.2 The application dwelling is constructed in mock tudor style with white panels between timbers, beneath a plain tiled hipped roof with pitched roof dormers. The dwelling has an approximate 'L' shaped footprint, with the length being sited close to the southern boundary and set back from the front boundary by about 8.5m. The set back return of the 'L' shape includes a gable end with dormer in the roof, and at this point there is a 4m separation to the side boundary.
- 1.3 Vehicular access is currently taken from the northern corner with a hard surfaced drive running along the northern side of the dwelling and in front. The forward most part of the dwelling is an integral garage.
- 1.4 To the rear the garden slopes up to the east, such that there are retaining walls and steps up from the existing sitting out patio area directly outside the dwelling to the higher level grassed garden.
- 1.5 The siting and layout of the adjacent properties is generally staggered. Priory Barn is set back behind the application dwelling and close to the shared boundary, such that it forms a dominant and enclosing structure when viewed from the application site garden. There are some minor secondary windows in its elevation and small dormer such that direct overlooking could be possible, but mature planting currently preserves privacy.
- 1.6 Wyngar to the north is a small low profile bungalow, built in part right up to the shared boundary and approximately aligned with the forward length of the application dwelling. The set back return of the application dwelling is set behind the original rear elevation of Wyngar. Wyngar has a rear conservatory and small single storey rear

extension, sited centrally across its rear elevation, such that the closest room to the shared boundary is a bedroom with single window already in a set back and tunnelled position. The private sitting out area of Wyngar sits adjacent the side gable of the application dwelling at a slightly lower level, with small retaining wall and 2m close boarded fence above on the boundary.

2 Planning History

- 2.1 88/51809 - Extensions front and rear to include accommodation in roof and garage at front

Refused 25/08/1988 for 3 reasons:

1. excessive depth and bulk affecting light available to, outlook from, and amenities of occupiers of adjoining properties;
2. undesirable over intensive use of the site having an adverse effect on amenities of occupiers of adjoining properties;
3. LPA not satisfied that proposal could be undertaken satisfactorily given the slope of the land and proximity to the southern boundary

- 2.2 89/51809/1 - Two storey front extension forming double garage and rooms in roof, extension at rear and additional dormers in roof

Permitted 21/04/1989

- 2.3 The refused scheme, although back in 1988, proposed a very similar footprint to the current proposal and is considered relevant. The subsequently permitted scheme omitted the large rear extension and instead proposed just the front garage, loft conversion with dormers and a small infill rear extension, in the south-eastern corner. This permitted scheme was implemented and represents the current existing dwelling. There were no conditions requiring the retention of the garage for the parking of vehicles.

3 Proposal

- 3.1 Proposed single storey rear extension with gabled roof providing first floor accommodation with flat roofed dormers; conversion of integral double garage into habitable accommodation with external alterations; installation of flue for log burner (south elevation).

- 3.2 It is proposed to add a 5.8m length extension across the full width of the rear elevation. This would have a large flat roofed dormer in the rear roof slope and this new gable ended roof would link to the main dwelling with an infill flat roof. The eaves and ridge line would align with the existing dwelling. Matching materials are proposed. The formation of this extension would involve associated engineering works to excavate the garden level and provide new retaining walls and steps. It is also proposed to convert the existing garage into a bedroom with associated removal of garage door and replacement with window. A log burner and flue are proposed for the south elevation.

- 3.3. Note - at the time of making the site visit (26/08/2020) the works to convert the garage were substantially complete.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E22 (Amenity and pollution)
DR1 (Delivery of Sustainable Development)
E1* (High quality design)
IN3 (Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

None received - Council's plans indicate foul sewer crosses front of site and would be unaffected by rear extension

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: 1

Comment	Officer Comment
The first storey extension will cause an effect on the neighbours daylight. This is especially relevant in regards to the ground levels which are different heights, making the condition even worse. This is also against the 45 degree rules.	Noted - see section 7

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. It is the detailed impacts on neighbouring amenity arising from the proposal that needs careful assessment, particularly given the level differences at the site.

7.3 It is noted that the conversion of the garage into habitable accommodation (that has already been largely implemented) and the proposed flue are both in fact permitted development. Since no condition restricted the conversion of the garage into habitable floor space, and the flue is not shown to be higher than 1m above the ridge of the dwelling, then these two elements are considered to be permitted development. Accordingly the LPA raises no objection to these operations and this report and assessment will solely focus on the proposed rear extension.

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

7.4 The proposed extension would be across the rear of the property and therefore would be screened from any public viewpoint. Its impact on the wider street scene and character of the area would be negligible.

7.5 Its design relative to the host dwelling respects the existing eaves and ridge line. However the use of a very large flat roofed dormer and linking flat roof is considered a poor design solution that is tantamount to a two storey flat roof rear extension. The adopted Borough Design Guide SPD, 2011, at paragraphs 5.47 to 5.51 considers dormers and advocates them not dominating the roof and encourages the use of pitched roofs. Whilst it is accepted that at the rear the proposed flat roof dormer would only be visible to the two adjacent neighbours, and a similar flat roof dormer already exists on the rear roof slope, nevertheless the sheer size (at some 9m in length) with combined flat roof infill link behind, cumulatively makes this a particularly bulky and poor design solution.

7.6 Whilst the LPA notes the poor design of the large dormer and flat roof, it is also acknowledged that there would be little harm caused to the character of the area or visual amenity of the area through the design approach. The proposed design is considered regrettable, but it is not however considered sufficiently harmful to justify a

reason for refusal in its own right.

- 7.7 It is also noted that the 1988 refusal included a reason relating to an undesirable over intensive use of the site. However the overall site is significant, having a rear garden length of some 40m. Overall it is now considered that the plot could accommodate, in principle, an extension creating a 4+ bed sized dwelling, whilst remaining commensurate with the site and character of area.

(iii) Effect on neighbouring properties

- 7.8 It is the detailed impact on neighbouring amenity that is considered the key consideration in the determination of this application. The proposed roof bulk above the 5.8m length of extension, with new side gable, flat roof dormer and flat infill, would cumulatively lead to a boxy and dominant development that is considered to be harmful to the light available to, and outlook of neighbours. The increased roof bulk would be due south of Wyngar's conservatory and private sitting out area, and due to the level difference would appear as a high and dominant structure from within the curtilage of Wyngar. The orientation and height is such that, despite the 4m separation, there would be likely to be additional overshadowing and loss of light.
- 7.9 The existing side gable and rear dormer already dominates the outlook from Wyngar and the proposed doubling of the roof bulk would be particularly harmful to the amenity of the occupiers of Wyngar. The conservatory is a main habitable space and the proposal would dominate and further enclose the outlook from this room, with a loss of significant sky scape and overshadowing effect. Because Wyngar is set at a slightly lower level, the relative dominating impact of the roof bulk is increased and would be particularly overbearing. The main private sitting out area is immediately adjacent the proposed extension and the proposed roof with its dormer and flat roof link would eradicate the sky line above the fence and lead to a sense of enclosure and loss of daylight. Additionally an existing bedroom window in the southern corner of Wyngar already has a tunnelled outlook and this proposal would exacerbate that situation. Overall it is considered that the harm to the amenity of the occupiers of Wyngar from the proposed roof bulk would be significant.
- 7.10 To the south, the proposed extension would overlap with Priory Barn and sit quite close. However, because of the level difference with the application site being lower, the proposed ridge and dormer would be likely to be lower than the side dormer within Priory Barn. It is considered that the light available to, and outlook from this dormer, would be largely retained. Two of the 3 secondary ground floor windows in the side of Priory Barn are obscure glazed and would be affected by the proximity of the proposed extension. But their orientation ie they face north, is such that they would not currently receive much direct sun light and the impact would be less harmful than to the occupiers of Wyngar. There are some roof lights further east in Priory Barn that would be unaffected by the proposal and retain the light to the room below.
- 7.11 Overall it is considered that as a result of the levels across the site and orientation, combined with the poor and bulky roof design, the additional roof mass would be likely to result in significant material harm to the outlook, light available and sense of overbearing and enclosure to the occupiers of Wyngar. This would be detrimental to their amenity and contrary to policy CS16 of the HBLP (Core Strategy), and in particular clause e), which seeks to protect the amenity of neighbours. The emerging Havant Borough Local Plan 2036 continues to place emphasis on high quality design that should respect the amenity of neighbours, and the proposal is also considered to be contrary to emerging policy E1.

(iv) Parking

- 7.12 Whilst the integral garage has been lost, nevertheless there is ample space for the parking of several vehicles on the existing hard surfaced drive and frontage. As a 4+ bed dwelling, the adopted Parking SPD would require at least 3 on site spaces. These can be achieved and there is therefore no objection on parking grounds.

8 Conclusion

- 8.1 It is considered that the scale, siting and design of the proposed roof bulk, particularly taking into account relative levels and orientation, would have a detrimental impact on the amenity of the occupiers of Wyngar, contrary to policy CS16 of the HBLP (Core Strategy). The proposal is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/20/00301

(A) for the following reasons

- 1 The cumulative effect of the proposed additional side gable with flat roof dormer and flat roof infill, would lead to a bulky roof design. Given the siting, level difference and orientation this would result in an excessive building bulk adjacent to Wyngar, creating a dominant sense of enclosure with loss of sky scape, detrimental to the visual outlook, light available to and amenities of the occupiers of this property. The proposal is therefore contrary to the adopted Borough Design Guide SPD, 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy E1 of the emerging Havant Borough Local Plan 2036 Pre-Submission Draft and the National Planning Policy Framework.