
Site Address:	25 Sandyfield Crescent, Waterloooville, PO8 8SQ		
Proposal:	Loft conversion with gable lifts and front and rear dormers; single storey rear extension.		
Application No:	APP/19/00709	Expiry Date:	06/09/2019
Applicant:	Mr Murray		
Agent:		Case Officer:	Ross Leal
Ward:	Hart Plain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

No.25 Sandyfield Crescent is located on the west side of Sandyfield Crescent within an area of predominantly residential development which is characterised by bungalows, many of which have rooms in the roof area and some of which have dormer windows. Dwellings to the rear in Hart Plain Avenue are also bungalows. The application dwelling is constructed of buff bricks with a roof of brown profiled concrete roof tiles on a fully hipped roof with a small forwards projecting element, also with hipped roof.

To the south side there is a detached single garage with car port in front. There is also an outbuilding to the rear of the garage. Both the garage and outbuilding are located on the southern site boundary and the outbuilding extends almost up to the rear boundary of the site. To the rear of the application dwelling there is also a modest conservatory. Boundary treatment is fencing and hedging to the rear and rear/sides, apart from the buildings on the south boundary. To the front, the dwelling is enclosed by low walls. There is a driveway adjoining the south boundary and there is parking at the site, including the garage for 3 to 4 cars.

The adjoining dwelling to the south, No.23, has a rear conservatory which is located close to the site boundary, which has wooden panel fencing of 1.8m screening it.

To the north, No.27 has been significantly altered and refurbished. This dwelling has had significant alterations to the roof, including side facing dormers.

The dwellings to the immediate rear of the site are No's.114 and 112 in Hart Plain Avenue, No.116 is also located close to the site.

2 Planning History

No relevant planning history.

3 Proposal

It is proposed to erect a single storey rear extension, this would be 2.9 deep across the whole 8.9m width of the rear of the application dwelling. It would have a flat roof with centrally located roof lantern and rear bifold doors. Existing garden depth is between approximately 9.2m and 13m and the rear extension would reduce this to between approximately 5.2m and 9m.

It is also proposed to change the roof of the dwelling from a hipped roof form, to one which would have gables on the north and the south sides. Overall eaves levels would remain 2.6m as existing and the ridge level would be the same as the existing dwelling at 5.7m.

To the rear, a large flat roofed dormer would be formed. This would be set into the centre of the enlarged rear roof plain and would have 3 rear facing double windows which would serve a bedroom (two windows) and an en-suite. The dormer would be 7.65m wide, 2.3m high and would extend 3.3m out from the roof plane. To the front, a smaller and more modest dormer would be formed in the left hand (south) side of the front roof slope. This would be 2.65m wide with a front gable and ridged roof at a height of 2.1m. It would extend 3.1m out from the front roof plane and It would serve a bedroom. A new velux window is also proposed in the front roof slope to serve a bathroom and shown on the proposed first floor plan, although this is not shown on the proposed front elevation.

The proposals would provide for 2 first floor bedrooms, a bathroom and en-suite. At ground floor a large kitchen dinner at the rear and internal alteration and accommodation reorganisation.

No new side elevation doors or windows are proposed and matching materials are proposed to be utilised.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Havant BC Engineering/Drainage

No objection. The site is within an area where there are known water drainage issues, but the proposal is not considered to be affected by these.

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: 2

Comment	Officer Comment
1 letter of objection has been received on the grounds that the proposal would have a negative affect on the privacy of a neighbour to the rear of the site due to overlooking of the objector's rear garden and conservatory. In addition, that there would be significant disruption due to noise from construction works.	See Section 7. Noise is to be expected during construction as this would be for a temporary period. A refusal of planning permission based on construction phase impacts is not considered to be appropriate.
1 letter of objection has been received from another occupier to the rear of the site on the grounds of: i. Overlooking directly into objector's dwelling and privacy loss. ii. Overlooking into garden and privacy loss. iii. Impact on security due to possible impact during construction on fence between rear gardens.	See Section 7. This would be a civil matter between the neighbouring properties.

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 front dormer is considered to be an appropriate size in relation to the roof, and the materials used are to match the existing roof materials. Furthermore, dormers windows are present on the front elevation of other properties (No.22 & No. 29) within close proximity to the application site. Therefore, this element of the application would be acceptable
- 7.4 The proposed single storey rear extension would replace the existing conservatory which has a depth of approximately 2.6m and a maximum height of approximately 2.5m, the proposal would have a depth of 2.9m a maximum height of 2.85m and would expand the total width of the dwellinghouse, the materials to be used would match those on the existing dwelling house, this element of the application is considered to be acceptable.
- 7.5 It is noted that without planning permission, No 25 would be able to change their roof form from a hip to gable design and therefore the hipped roof proposed is considered to be acceptable and would comply with Permitted Development Rights (the fall back position).
- 7.6 The proposed rear flat roofed dormer with 3No. windows is deemed large and intrusive in size and scale, although it would be set down from the ridge height it would dominate the majority of the roof space to the rear. The Council's adopted Havant Borough Design Guide 2011 Supplementary Planning Document provides design advice for extension to dwellings. Paragraph 5.48 advises that dormers should not dominate the roof of the existing building and should be the same size or preferably smaller than the windows below, with pitched roofs in keeping with the existing roof. Whilst it is noted in isolation a small scale rear dormer could be constructed within the realms of permitted development within the existing roof slope this would be a modest size and less intrusive.
- 7.7 The proposed rear dormer is considered to be of a design that would dominate the rear roof slope and be harmful to the character and appearance of the surrounding area.

(iii) Effect on neighbouring properties

- 7.8 The proposed dormer to the front will overlook the front gardens of the properties opposite, and the properties to the north and south. However, these gardens are all openly visible from the public domain.

- 7.9 The proposed rear extension would be partially screened by the existing garage and outbuilding along the shared boundary with No. 23, the proposed extension would protrude a further 1.4m than the existing conservatory and have a height difference of approximately 0.4m, there would be a distance from the proposal to the shared boundary of approximately 5m, any additional impact created by the proposed extension would be acceptable.
- The proposed rear dormer would not create an overbearing impact upon this neighbouring property, there are to be no additional windows or openings within this facing elevation therefore minimising the element of overlooking, therefore the overall impact upon this neighbouring property would be acceptable.
- 7.10 The proposed rear extension would be partially screened by the existing boundary treatment and the garage within No.27. The proposal would maintain a 1m gap to the shared boundary and would have a 5m gap from the proposal to the main dwellinghouse. There are to be no windows or doors installed within this facing elevation, therefore the impact upon this neighbouring property with regard to the proposed extension would be acceptable.
- The proposed rear dormer would not create an overbearing impact upon this neighbouring property, there are to be no additional windows or openings within this facing elevation therefore minimising the element of overlooking, therefore the overall impact upon this neighbouring property would be acceptable.
- 7.11 Concerns have been raised by neighbouring properties alongside the rear boundary with regard to overlooking and loss of privacy, the proposal would have a significant impact to the neighbouring property at No.114 Hart Plain Avenue with regard to overlooking and loss of privacy, the proposed rear dormer would directly look into the private amenity space of this property and would therefore be contrary of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7.12 The proposed rear dormer is to serve a bedroom and an en-suite. The neighbouring property at No. 114 (Hart Plain Avenue) is located very close to the application site, the main outlook from proposed window would look onto and across the neighbouring roof slope and rear ground floor elevation. No. 114 have two windows and a conservatory in the rear elevation facing the proposed dormer and it is considered that the proposed windows would allow views into these windows and private amenity space.
- 7.13 The view across the roof slope into the rear garden on No.114 would lead to extensive overlooking of the neighbour's garden and private amenity space, such that the degree of privacy would be substantially reduced. As the part of the rear dormer will comprise of 2No. windows for a bedroom it would be unreasonable to expect these windows to be conditioned to being obscurely glazed as this would result in inappropriate amenity to the users of the bedroom.
- 7.14 Furthermore, Policy CS16 of the HBLP (Core Strategy) states that Planning permission will be granted for development that does not cause unacceptable harm to the amenity of the neighbouring properties through the loss of privacy, outlook and overlooking. The proposed rear dormer would be contrary to this policy with regard to the loss of privacy, overlooking and outlook and would harm the amenity of the neighbouring property to the rear.

- 7.15 The Havant Borough Design Guide SPD paragraph 5.05 requires a minimum 20 metre separation distance when windows of new development and an existing dwelling occur back to back. This separation distance is increased to 24m where a two storey to single storey relationship is created. It is considered that the provision of a large rear dormer window is tantamount to a two storey to single storey relationship. The separation distance to No.114 achieved from the dormer window would be approximately 16.5m to the rear conservatory 18m to the original bungalow. The proposal fails to meet the Council's design guidance separation distances.
- 7.16 The neighbouring property to the rear south west elevation would be slightly affected by the proposed rear dormer, the main bedroom windows would be visible, however, the impact of overlooking is considered to be limited.
- 7.17 The neighbouring property to the north west corner of the application site (116 Hart Plain Avenue) would be impacted by a degree of overlooking and loss of privacy, the neighbouring property directly behind No.116 (No. 27 Sandyfield Crescent) have made roof alterations with a window directly facing this neighbouring property, therefore a degree of overlooking has already been established. Given the greater separation distance and relative positions of the properties any additional overlooking to No.116 is not in itself considered to justify a reason for refusal of this planning application
- 7.18 The development is therefore considered to be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide SPD.

(iv) Parking

- 7.19 The proposal would not increase the number of bedrooms (3) and therefore car parking requirements are not altered.

8 Conclusion

- 8.1 It is therefore concluded that the installation of the rear dormer would result in the loss of outlook and privacy to the living space of No.114 Hart Plain Avenue. The proposed dormer is considered to be significantly large in scale which appears dominating to the roof space to the harm of the appearance of the host dwelling and the visual amenities of the area. The unacceptable harm caused to the neighbours loss of outlook and privacy as a result of the development would be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Design Guide SPD.
-

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/19/00709 for the following reason

The proposed rear dormer would by reason of its design and size be harmful to the character and appearance of the host property and the visual amenities of the locality. Furthermore the dormer window would result in direct overlooking, loss of privacy and overbearing impact to No.114 Hart Plain Avenue to the harm of the residential amenities of that property. The proposal is therefore contrary to the National Planning Policy Framework, Policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Council Borough Design Guide SPD 2011.