
Site Address:	11 Wincanton Way, Waterloooville, PO7 8NW		
Proposal:	Rear two storey extension and loft conversion with dormer windows.		
Application No:	APP/20/00344	Expiry Date:	28/07/2020
Applicant:	Mr D Selway		
Agent:	Mr D Treagus	Case Officer:	Selina Donophy
	Derek Treagus Associates		
Ward:	Cowplain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

This application site is a two-storey, semi-detached dwellinghouse located on the east side of Wincanton Way, Waterloooville. This property is of red brick and hanging tile construction, with the ground floor projecting forward of the main property with a monopitch roof at the principle elevation. A first floor side extension above the garage attached with the adjoining property was granted permission in 2014, making this property fully semi-detached. Towards the front of the property is a hard standing with parking space for 2 vehicles and this forms an open boundary to the public highway.

Due to coronavirus it has not been possible to undertake a full site visit, although a drive by site visit has been undertaken. This recommendation has also been aided with photographs supplied by the applicant.

2 Planning History

01/66606/000 - Erection of 4.5m high flag pole in rear garden to occasionally fly Confederate flag. (Retrospective.), PERM,08/11/2001
APP/13/00449 - Conversion of existing garage, ff front extension, UNK,
APP/14/00012 - Single storey rear extension; first floor side extension; conversion of garage to living accommodation. (Part retrospective)., PERM,28/02/2014

3 Proposal

Rear two storey extension and loft conversion with dormer windows.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain
No comment

Councillor D Keast - Cowplain
No comment

Councillor Narinder Bains - Cowplain
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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I am writing to you with regards to your letter dated 04 June and the above planning application. I have examined the plans and I wish to object to the proposal. Please take my following reasons to why I object before reaching your decision:- The Plans The existing plans to the rear do not	This has been noted and raised.

match the current layout of 11 Wincanton Way and I would therefore ask if the current proposed plans are correct? The existing exterior and also the interior plans are missing a rear first floor window & extension including the roof which was completed in 2014.

As you will already be aware from a previous planning application submitted, 11 Wincanton Way used to be a linked detached property before being approved to become a semi detached property with adjoining 15 Wincanton Way, hence the existing plans to the rear of the property do not reflect this.

I am not sure if it needs to be on the existing plans also but there is currently a large conservatory attached to the property.

Effect on daylight and outlook

11 Wincanton Way is set back over 9ft from my property to the rear and therefore the rear wall is not in line with my property. I fear that adding a two storey extension and a loft conversion would cause a loss of light and overshadowing to habitable rooms in my home including the kitchen and the rear bedroom.

There would also be a loss of light and overshadowing to my outdoor patio area including the seating area which is adjacent to the kitchen and would also partially affect part of the garden.

Design, appearance and layout

I feel that the proposed two storey extension and loft conversion would be overbearing / out-of-scale & overly dominant. This would also give a feeling of being closed in within the rear of my property and part of the garden.

The size and scale of the proposal would also be out of character in keeping not only with the adjoining

This has been noted and raised.

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Please refer to 'Planning Considerations' section of the report.

semi detached property which has an aesthetically pleasing single storey extension, but also with neighbouring and overlooking properties that have either no extension or a conservatory.	
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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 This proposal comprises a loft conversion with rear dormer and two storey rear extension. The rear extension would have a hipped roof and dimensions of approximately 3 metres depth, 6 metres in height and would span the width of the existing building. There would be no windows to the side elevations, 3 windows at first floor level serving 2 bedrooms and a bathroom and 2 windows and bi-folding doors at ground floor level serving a kitchen/ family room. Materials proposed include brick and concrete tile to match existing.

7.4 Although two storey extensions can be an acceptable form of development, this is considered within the context of the area - it is noted this property has already undergone some extension works at first floor level to the side. This area is generally characterised by a mixture of detached and semi- detached properties within reasonable proximity to one another. The Havant Borough Design Guide states that extensions should be 'sympathetic and subservient to the original design of the building' - this extension would stretch the width of the property , creating the appearance of mass and bulk visible from Tempest Avenue and partially visible from Plumpton Grove. This property is sited within a fairly small plot in terms of amenity space to the rear - this extension would leave only 7 metres of garden space between the property and the rear boundary - this cramped space is judged to exacerbate any overdeveloped appearance of the development.

7.5 The dormer proposed to the rear roof slope would stretch the width, height and depth of the roof , with a flat roof coming level with the ridge line. It would have 3 windows serving a bedroom and bathroom. This design is judged to be contradictory to the Havant Borough Design Guide in that it does not sit back in the roof, below the ridge or in from the sides. The scale and design is judged to be a somewhat dominant structure to the roof slope ,creating the appearance of a third storey and therefore not a subservient addition. Both the dormer and extension combined are judged to be out of keeping both with the host property and the surrounding area. The design and

appearance of the proposal is deemed inappropriate in context to the main building and is therefore considered contrary to the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 To the east of the application site is no 15 Wincanton Way which is the attached property following side extensions at first floor level at both properties. The two storey rear extension would come right up to the boundary with no 15, which has a single storey extension to the rear. The properties are currently level at first floor level and it is judged the extension would breach the 45 degree line taken from the mid point of the nearest window at no 15 at first floor level. This extension is considered to have an overbearing impact on this property, increased by the reasonably compact garden space at both properties.
- 7.7 To the west of the application site is no 9 Wincanton Way which is attached to no 11 via a garage. Although there is some separation between the properties on this side, the bulk of the dormer combined with the two storey extension is judged to be potentially overbearing to this property within the context of a fairly close proximity residential area. There would be no windows proposed to the side elevations, therefore there is not considered to be any impact upon privacy.
- 7.8 Towards the rear of the application site is no 12 Tempest Avenue - this property is located side on the rear elevation of no 11 and has no windows at first floor level to the side elevation, although there is a conservatory towards the rear. The proposed extensions would bring the building line of the application property within 7 metres of no 12, the Havant Borough Design Guide stipulates that where a dwelling faces a blank gable, at least 10 metres separation distance is required. In this case not only does this not meet this requirement, however there could be potentially increased overlooking into the rear garden and conservatory of this property.
- 7.9 Consequently, it is considered that the proposal would appear overbearing or lead to overshadowing or overlooking and would have an unacceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, contrary to the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.10 As a result of this proposal this property would be increasing in bedroom number from 3 to 5 bedrooms. This requires 3 parking spaces as stipulated in the Havant Parking SPD (2016). A parking plan has been provided as part of this application showing spaces that meet the required parking standards.

8 Conclusion

- 8.1 The proposed development would result in an overdeveloped appearance of the site, with significant mass and bulk judged to be of detriment to the host property and the character of the area. It would have a harmful impact on the amenities of the surrounding properties. This proposal would therefore be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/20/00344

(B) for the following reasons

- 1 The proposed development would result in an overdeveloped appearance of the site, with significant mass and bulk judged to be of detriment to the host property and the character of the area. It would have a harmful impact on the amenities of the surrounding properties. This proposal would therefore be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.