
Site Address:	49 Springwood Avenue, Waterloooville, PO7 8JA		
Proposal:	Roof extension incorporating raising of the ridge height, front gable and rear dormer.		
Application No:	APP/18/01314	Expiry Date:	14/02/2019
Applicant:	Mr & Mrs Fielder		
Agent:	Mr Gamblin	Case Officer:	Bee Crawford
	R & G Design		
Ward:	Stakes		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property with a brown tiled pitched roof and elevations of red multibrick. The site is at a lower level than the road with no on site parking provision; parking is provided in a designated parking court to the rear of the property which does not appear to be allocated. The site is open to the front with areas of grass and shrubs. The rear garden is relatively small with conservatory attached to the rear elevation. artificial grass, a patio, raised decking and a shed and is enclosed by a wall with fence panels on top to a height of 2 metres.
- 1.2 The adjoining two storey semi-detached property is to the south and is set back from the front building line of number 49, a pair of two storey semi-detached properties are to the north, set forward of number 49, the side aspect and garden of a property in Lantana Close is to the rear beyond the rear access drive and parking area, and open amenity land is opposite. The area is of medium density with two storey semi-detached and terraced properties and three storey blocks of flats of a similar age, different styles and design situated on a modern estate.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a roof extension incorporating raising of the ridge height, front gable and rear dormer.

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)
CS19	(Effective Provision of Infrastructure)
CS20	(Transport and Access Strategy)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 application is for an increase in the existing ridge height by approximately 0.3 metres together with a rear dormer extending across the whole width of the property and up to the proposed ridge height and a new front pitched roof gable to provide accommodation within the roofspace. The Council's adopted supplementary planning document Borough Design Guide 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.
- 7.4 The proposed rear dormer extends across the width of the roof with the bottom edge 0.3 metres from the eaves of the existing roof. It has a flat roof and would result in a predominantly horizontal rear elevation with little distinction between the wall and roof of the property. Whilst it is noted in isolation a rear dormer could be constructed within the realms of permitted development, the current pitch of the roof would make this type of addition difficult to achieve the required internal height.
- 7.5 Regarding the front element of the scheme, the flat roof of the rear dormer continues for a distance of 1.15 metres with a pitched roof gable to a depth of 2.5 metres. Although the window in the front gable is central, it does not relate well to the windows in the existing front fenestration, exacerbating the unbalanced appearance of the property.
- 7.6 The property is semi-detached, although it projects 1.7 metres beyond the front elevation and is slightly higher than the adjoining property which is of a different design. However there is a degree of uniformity and rhythm in the existing street scene. Due to the shallow pitch of the roof slopes, it is difficult to include dormer windows due to a lack of internal height. Therefore it is only possible to provide accommodation within the roof space if the ridge height is raised. The combination of both the increase in ridge height and the provision of the inappropriate rear dormer and front gable, would result in a significant contrast to the existing neighbouring properties, to such an extent that it would form a highly incongruous and contrived feature. This would have a detrimental impact on the character of the street scene and the visual amenity of the immediate locality. This would be further intensified due to the nature of the locality, in that the proposed development would be highly visible from the public realm both in the immediate vicinity and the wider surrounding area.

(iii) Effect on neighbouring properties

- 7.7 The application site is a semi-detached house with the adjoining property to the south, which is set back from number 49. It is considered that the raising of the roof, rear dormer and front gable would significantly increase the overall bulk of No. 49 and that this would be highly overbearing to the occupiers of No. 47, particularly when using their rear amenity space. As such, the proposed development would have an adverse impact on the neighbouring properties which is contrary to the advice laid out in policy CS16 of the Core Strategy 2011.

(iv) Parking

- 7.8 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). There is currently no on site parking associated with the property and no parking plan or clarification regarding the parking area to the rear of the property was submitted as part of the application. Furthermore, there are parking restrictions on this part of Springwood Avenue.

7.9 The nearest bus route to the site is on Frenstaple Road, and it is considered it is not within a sufficiently accessible location to justify a relaxation of the parking requirement. If the applicant had wanted to rely on on-street capacity to justify a lesser parking provision, then in accordance with paragraphs 4.28 to 4.33 of the Parking SPD a Parking Survey should have been undertaken and provided. In the absence of such a survey, it is considered that the lack of parking would give rise to indiscriminate parking on the adjacent highway, detrimental to neighbouring amenity. This lack of on site parking would therefore be contrary to policy DM13 and the adopted Parking SPD.

8 Conclusion

8.1 The combination of the raising of the roof and provision of a rear dormer and front gable would result in a highly contrived and incongruous development which would have an adverse impact on the character of the street scene and the visual amenity of the immediate locality. It would result in an overbearing presence on the occupiers of the neighbouring property. Furthermore, the proposed development does not provide sufficient on site parking to meet standards and would result in additional pressure for on street parking, detrimental to neighbouring amenity. As such, the application is contrary to policies CS16 and DM13 of the Core Strategy 2011, the adopted Design Guide 2011, the adopted Parking SPD 2016 and the National Planning Policy Framework 2018 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/01314 for the following reasons

- 1 The proposed increase in ridge height and the provision of a flat roof dormer and front gable would result in a contrived and incongruous design which would have an adverse impact on 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 and the National Planning Policy Framework 2018.
- 2 The increase in height to the roof and the additional building bulk from the dormer window and gable feature would have an overbearing and therefore adverse impact on the amenity of the adjoining property at No. 47 Springwood Avenue. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 3 Development of the site in the manner proposed would not provide adequate provision of car parking in accordance with the Local Planning Authority's adopted standards, and would therefore encourage the parking of vehicles on the public highway which would cause inconvenience in a manner detrimental to neighbouring amenity. The proposal is therefore contrary to policies CS16, CS19, CS20, and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.