

Recommendation: **REFUSE PERMISSION**

3 Proposal

- 3.1 Single storey rear and side extensions, two storey front extension. Dormer extensions to rear and front. Amended fenestration. Gabled roof. (Re-submission).

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

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: 9

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.

- 7.3 The planning history is relevant and it is noted that under APP/18/00753 a single storey rear and side extension with two storey front projection, enlargement to gables and amended fenestration was permitted in October 2018. The design was considered to be acceptable subject to amended plans being submitted which showed the front two storey projection to have a hipped roof form to the front to ensure the works reflected other roof forms surrounding the property. This was also considered to reduce the mass and bulk of the proposed projection, soften the overall appearance of the development from within St Thomas Avenue and ensure the works would not adversely disrupt the character of the area and appearance of the surrounding properties to the north and south of No 49, all of which have a hipped form to the front. This was considered to achieve a suitable appearance for the development in the street scene.
- 7.4 This current application reverts the approved hipped design to a gable end. Since circumstances have not changed in the area and there have been no policy changes, then the same considerations are considered to apply to this current application.

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

- 7.5 The works proposed to No 49 consist of a two storey extension to the front with gable roof, extensions to the front and rear dormers, revised fenestration and single storey side and rear extensions. The works shall be viewable from St Thomas Avenue and have the potential to disrupt the visual appearance of No 49 and the streetscene.
- 7.6 No 49 is situated to the south west end of the Avenue and is the 5th house up from the Southern part of the Avenue. The surrounding properties to the north and south of No 49 consist of detached chalet style bungalows which have differing roof forms to the side but all have a pitched roof forms sloping up from the front which are angled away from the streetscene of St Thomas Avenue. Some properties have dormers to the front but all main roof forms in this run of properties are pitched up from the front.
- 7.7 To the east of the application site detached modest bungalows are situated. They display a mixture of hipped and gable front roof forms but are different styles of dwellings to that of No 49. From being single storey in height they are considered to not be directly comparable to a development which proposes a two storey front projection with a gable roof on a detached chalet style property. The gable roofs are therefore much less prominent in the streetscene than the proposal at No.49.
- 7.8 The works proposed to the front of No 49 include a two storey front extension which shall extend forward of the existing building line of the neighbouring dwellings to the north and south by approximately 1.5m. This would increase the visual dominance of the extension and impact the visual amenity from St Thomas Avenue when viewing the property from the highway. Therefore a sensitive assessment must be carried out.
- 7.9 Under the original proposal APP/18/00753 the Local Planning Authority considered that the impact of the proposed two storey forward projection would be reduced if the roof form were to match its surrounding neighbouring properties all which were detached chalet style bungalows all containing a pitched roof form to the front. A hipped roof form alongside the modest projection of 1.5m and from the works being localised to the south of the property was considered, on balance, to soften the visual appearance of the development creating an acceptable mass and bulk on No 49 which also visually connected the development to the appearance of the surrounding

properties immediately surrounding No 49. Plans were amended to show the hipped roof and planning permission was granted. This demonstrates that the Local Planning Authority has been supportive of the original proposal to extend No 49 and create a family home in a manner that is considerate to the context of the proposed development.

- 7.10 However, the proposed gable roof form to the front of the two storey extension is considered to adversely impact this weighed assessment and combined with the 1.5m projection forward of the existing building line is considered, on balance, to cause significant visual harm to No 49 and the streetscene of St Thomas Avenue. The gable roof is considered to be significantly out of keeping to the other roof forms on the neighbouring dwellings. This would create a dominant, out of keeping and bulky design on No 49 which is considered to create an obtrusive impact on the streetscene, out of character to the area and locality. Following site visits to the Avenue it can be confirmed the pitched away roof design is present on the 3 houses to the south and the 7 houses to the north on the west part of the Avenue. The 5th house to the south is not pitched in full but it is considered that this property is positioned within a corner plot, has a different orientation to the other surrounding properties and forms part of a streetscene to the south of the Avenue which does not directly impact or influence the properties to the north.
- 7.11 The Havant Borough Design Guide states that under point 4.48 and within in Table 4.1 (amongst other matters) that the layout of development should reflect the layout and pattern of development in the neighbouring area, looking to adjoining properties first. It states that buildings that extend forward dominate the street more and that the mass of a new building or extension should not be allowed to dominate the street. The design guide states that symmetry should be achieved avoiding rooflines which do not compliment the surrounding area and that the rhythm and pattern on the skyline through roof spaces and articulation should be achieved alongside the repetition of elements and patterns in such items as bays, dormers, repeated gables and chimneys. The works are therefore considered to be contrary to this guidance.
- 7.12 The agent has stated that the proposed gable roof form shall create a larger useable space for the owners however it is noted that a gable roof form would not create any significant useable additional floorspace. The limited addition that this would create for No 49 is also considered to not justify or support the significant adverse visual impact caused as identified above. Planning permission has already been granted for a large scale development on No 49 permitting the dwellinghouse to be changed and developed significantly creating a much larger family home. The addition of a gable roof form would not create any significant room space at No 49 and is considered to not be a suitable justification to permit an out of keeping design which would disrupt and have the potential to create a harmful precedent for development and gable roofs within this part of the highway and streetscene.
- 7.13 A plan has been submitted to demonstrate and show the amount of gable roofs present within the streetscene of St Thomas Avenue which surrounds No 49. However, it would be noted that this relates to the roof form to the side of the properties surrounding No 49 and not the front roof form, all of which immediately surrounding No 49 have a design pitched up from the front. The side of the property is not a matter of concern for this application and the harm caused is considered to be from the proposed roof form to the front of the dwellinghouse.
- 7.14 Accordingly, in terms of the proposed front two storey extension and gable roof the development is considered to appear significantly out of character to the surrounding

properties within the Avenue and would look out of place in the streetscene which would be detrimental to the style and design of properties present. The works are therefore considered to be contrary to Policy CS16 and shall be recommended a refusal of planning permission.

- 7.15 The proposed single storey extension to the rear and side of No 49 shall be modest in size and flat roofed. Coupled with being set back from the highway by approximately 10.5m the development shall not have a strong visual dominance from St Thomas Avenue and the works are considered to be acceptable.
- 7.16 It is noted that render and cladding are proposed on the dwellinghouse. With these materials already present on No 49 planning permission is not required for the additional materials proposed and could be carried out under Permitted Development Rights. The works are therefore considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.17 The works have the potential to impact the adjacent neighbours No 51 and No 47 St Thomas Avenue.
- 7.18 No 49 is to the north of No 47 which shall ensure that light levels reaching the neighbouring dwelling are not significantly impacted as a result. The proposed development shall increase the depth of the side elevation at two storey height however the works shall be set off the shared boundary to the south by approximately 3m which is increased further by the neighbours garage between the dwellings. Although the gable roof would increase the mass and bulk of No 49 it is noted that alongside the modest projection of the extension being approx 1.5m forward of No 47 and with the works being in line with the garage and separated from the neighbour by over 3m that on balance, the impact caused is considered to not be significantly harmful to the windows in the side and front elevation of the neighbour.
- 7.19 A new first floor window in the south side elevation serving an en-suite bathroom is proposed and under the original planning permission was proposed to be fitted with obscure glass to prevent over-looking and protect privacy levels. Should planning permission have been granted then this would be conditioned as part of the decision to be fitted with obscure glass and fixed shut unless higher than 1.7m from the proposed finished floor level in order to maintain existing privacy levels between the dwellings. Two rooflights are proposed within the bedroom roof elevation which should be conditioned to be higher than 1.7m from the proposed finished floor level in order to prevent over-looking should permission have been granted. A ground floor window serving a study shall be widened as part of the development which is considered to not lead to a significant additional amount of over-looking as a result - it could in any event be carried out normal permitted development rights. With the inclusion of conditions the development is considered to result in an acceptable impact on No.47.
- 7.20 The neighbouring dwelling to the north No 51 is set away from the shared boundary by approximately 3m. A single storey extension is proposed to run the length of No 49 and wrap around to the rear. Although the works would be in close proximity to the shared boundary they are single storey in height and flat roofed. As the neighbour has an existing view to the flank wall of No 49 and 2m timber screening between the dwellings the visual impact caused to No 51 is not considered to be significantly harmful. No new windows are proposed within the extension and a first floor side window shall be removed improving privacy levels between the neighbours. The development is considered to result in a limited and acceptable impact.

(iv) Parking

- 7.21 The works proposed to No 49 increase the amount of bedrooms to 4 and remove the integral garage. In order to comply with the Borough Parking SPD three parking spaces are required to be provided onsite which has been shown on the submitted plan Drawing No 18035-410. The proposed parking layout is reflective of other parking layouts within the streetscene and as the spaces can be accommodated to the size proposed and the depth to the front amenity space is not able to accommodate a tandem arrangement the works are considered to be acceptable and accord with the SPD. Should permission have been recommended this should be conditioned as part of the decision.

8 Conclusion

- 8.1 The application site is within a well spaced plot, set back from the front curtilage boundary and in similar position to the neighbouring dwellings building line. The proposed two storey extension combined with the front gable roof would be overly dominant and would not be reflective or in keeping to the other roof forms present on the detached chalet style houses immediately surrounding the site and as such, is considered to be harmful to the visual character of the area and streetscene of St Thomas Avenue. As such, the development is considered to be contrary to policy CS16 and the Borough Design Guide and is recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/01182 for the following reasons:-

- 1 Having regard to the dwellings position within a row of dwellings predominantly characterised by recessive roof forms sloping away from the St Thomas Avenue frontage, the proposed two storey front extension with gable roof and glazing would appear overly dominant and visually intrusive in the street scene and out of character with the area. The proposal is therefore considered to be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the adopted Havant Borough Design Guide Supplementary Planning Document 2011 and to the National Planning Policy Framework.