
Site Address: 16 Hordle Road, Havant, PO9 4BA
Proposal: Construction of front dormer.
Application No: APP/18/00725 Expiry Date: 17/09/2018
Applicant: Mr & Mrs Cooper
Agent: Mr Dunks Case Officer: Karen Wooden
 Andrew R Dunks Ltd.
Ward: Barncroft
Site Visit Date: 23/08/2018

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace brick built property. The house has been altered by means of single storey extension to the rear, a porch to the front and a dormer to the rear roof slope. Two velux windows on the front roof slope provide additional light to the second floor bedroom.
- 1.2 The streetscene comprises two storey semi detached and terrace houses of a similar age and style.

2 Planning History

09/74231/000 - Two storey and single storey rear extension and single storey front extension., REF,10/02/2010
APP/13/01026 - Prior notification for single storey development extending 5.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.6 metres and a maximum height of 2.9 metres.
, GPDC,13/11/2013
APP/13/01221 - Prior notification for single storey development extending 5.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.5 metres and a maximum height of 3.9 metres.
, GPDC,08/01/2014

3 Proposal

Construction of front 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)

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

- 5.1 No consultations required for this application.

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: 77

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 It is considered that the proposed flat roof dormer is bulky in appearance and dominates the existing roofslope. Furthermore the proposed dormer would be highly visible within the streetscene and would have a detrimental impact on the property and surrounding streetscene. It is noted that whilst rear dormers are a common feature within the Leigh Park area, dormers to the front are not, which helps to retain the balanced outlook of the vicinity.

- (iii) Effect on neighbouring properties

- 7.4 It is not considered that the proposed dormer would have a significant impact on the occupiers of the neighbouring properties in terms of overlooking or loss of privacy.

8 Conclusion

- 8.1 The design and appearance of the proposal is deemed inappropriate in context to the main building and the streetscene and is not considered to be acceptable, failing to meet the requirements of Policy CS16 of the HBLP (Core strategy). Therefore it is recommended that this application is refused.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/00725 for the following reasons

- 1 The proposed front dormer to the roof would have a detrimental effect on the appearance of the building and character of the streetscene and would therefore have an adverse effect on the visual amenities of the area. The proposal would also set a precedent for development of this type within the immediate vicinity. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, the Havant Borough Design Guide December 2011 and the National Planning Policy Framework.