
Site Address:	36 Stakes Road, Waterloooville, PO7 5LX		
Proposal:	Raise roof height, construction of 2No.side dormer and 5No. velux windows. (Resubmission of APP/16/01109).		
Application No:	APP/17/00810	Expiry Date:	25/09/2017
Applicant:	Mr & Mrs Pressley		
Agent:	Mr A Dunks	Case Officer:	Emma Chisnall
	Andrew R Dunks Ltd		
Ward:	Purbrook		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 36 Stakes Road is a large detached two storey dwellinghouse situated in Waterloooville. The dwellinghouse is constructed of a mixture of facing brickwork with cream render and is positioned slightly forward in its plot and on a bend within Stakes Road. To the front the amenity space is adequate in size and finished with hard-surfacing in order to accommodate three cars. The curtilage boundary is open to the front and consists of 1.8m timber fencing to the south east with 1m hedging to the north west.
- 1.2 No 36 has a private road running along the north west side elevation in order to permit access to the dwellings behind. The amenity space to the rear is laid as lawn.
- 1.3 The dwellinghouse has undergone development previously in the form of a side extension and rear extension.

2 Planning History

06/52427/010 - Single storey side extension and garage conversion to living accommodation., PERM,08/06/2006
APP/12/01142 - Two storey rear extension, PERM,20/12/2012
APP/16/01109 - Raise roof and construction of 2No. dormers to side elevation., WD,24/11/2016

3 Proposal

Raise roof height, construction of 2No.side dormer and 5No. velux windows. (Resubmission of APP/16/01109).

4 Policy Considerations

National Planning Policy Framework 2012

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

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Concern has been raised by No 38 Stakes Road regarding: * Concern with the design of the development, privacy impacted and light levels impact. * Gable end window causing over-looking. Unnecessary due to dormer windows and rooflight. Suggestion to remove rear window and hip roof. * Size and height of the extension impacting natural light to ground floor habitable rooms. Works excessively large. * House already developed several times.	Comments shall be addressed under section 7 of the report under 'Planning Considerations'

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 and existing dwelling
- (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 and existing dwelling

7.3 The proposal has two elements, the raising of the ridge height with rear hip to gable and the installation of dormers and rooflights to both side elevations of the roof to the south east and north west. This is proposed to create a third floor at No 36 to contain a master bedroom and en-suite.

7.4 It is acknowledged that the raising of the ridge height would alter the existing modest pitch to one that is not reflective of the other roofline's on No 36 which would look out of character and detract from the appearance of the dwellinghouse. However, this would not necessarily warrant a refusal of the planning permission on its own but is of concern in combination with the proposed dormers. It is recognised that lowering the roof pitch would not allow sufficient head height within the roofspace. This emphasises the inherent difficulty in further extending the building in the manner proposed without negatively impacting the character and appearance of the host dwelling.

7.5 Both of the proposed dormers are large in size and are considered to be disproportionate and domineering to the roof space available and extending to the ridge creating a significant mass and bulk on No 36 which looks incongruous and of poor design this is exacerbated by the blank unalleviated dormer feature to the south-east elevation. This significantly impacts the character and appearance of No 36 and is considered to be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy). The works are also harmful to the character and appearance of Stakes Road due to the forward position of No 36 in its plot and that it is positioned on a slight bend in Stakes Road meaning the dwellinghouse itself is prominent in the streetscene and clearly visible. There are no examples within this part of Stakes Road of similar development to that proposed at No 36 and therefore the visual impact, as well as setting the precedent for this type of development is considered to be significantly harmful and would warrant a refusal of the planning application.

7.6 Havant Borough Council in accordance with Government advice in the National Planning Policy Framework 2012 and within Planning Practice Design provides a clear statement of its design philosophy in the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011. This provides specific guidance in relation to the design of dormers. The Design Guide states: '*Dormers should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line. Dormers should not dominate the roof or the existing building*'. It is considered that the dormers proposed fundamentally conflicts with this clear guidance.

7.7 It is therefore considered that the non-traditional, bulky and poorly designed dormers would appear as an incongruous and intrusive additions conflicting with the established form of development in the area and No 36 and would have a harmful effect on the visual amenities of the area.

(iii) Effect on neighbouring properties

- 7.8 In terms of impact on neighbouring dwellings the main impacts are considered to be to No's 34, No.36a and No 38 Stakes Road which are the neighbouring dwellings either side and to the rear of No 36.
- 7.9 The proposed north west side roof elevation includes the creation of a dormer and multiple rooflights which would provide direct views across to No 34 Stakes Road not only into the dwellinghouse but also into the private amenity space to the rear. Although the dwellings are separated by the private drive between them it is considered this does not create sufficient distance to reduce the severe impact caused by the size, quantity and position of the windows proposed. The impact is un-neighbourly and unacceptable and contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy).
- 7.10 A blank dormer and rooflights are proposed along the south east side elevation of No 36 with a large scale window proposed to the rear elevation. It is considered that the most southern rooflight proposed in the roof would cause over-looking into private amenity space of No 38 Stakes Road due to the position of No 36 against its neighbour and the orientation and position of the window. Concern has been raised by this neighbour in regards to the proposal and the loss of privacy that would result from the development and it would be agreed that the potential impact caused is significant and unacceptable. Concerns have also been made in relation to the gable end proposed and that light levels reaching No 38 would be impacted as a result, however due to No 36 being to the north west of No 38 and being in a forward position within its plot it is not considered that the loss of light would be sufficient in itself to warrant a refusal of planning permission. The impact of the rear gable window on No.38 is limited by its orientation facing down the rear garden of No.36. Concern has also been raised about the design of the works which has been addressed in point 7.4-7.6 and that the dwellinghouse already has existing extensions which is noted.
- 7.11 The proposed works include a large window to the rear elevation at three storey height and there is concern that the dwellinghouse to the rear of No 36 would be adversely impacted by this with the window potentially causing over-looking and a loss of privacy. However, it is acknowledged that the development would be set approximately 31.5m away from No 36A which is considered to be a sufficient separation distance between the dwellings to reduce the impact caused. It is considered that a limited level of overlooking is still caused by this window but that it would not warrant a refusal of the planning application.
- 7.12 Consequently, it is considered that the proposal would result in overlooking into No 34 and No.38 creating an unacceptable and un-neighbourly impact which is contrary to Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 In conclusion, the proposed development would be harmful to the character and appearance of the area and No 36 due to the design of the proposed dormers and that it would detract from the appearance of the host dwelling and the streetscene. The works are considered to also create an unacceptable and un-neighbourly impact to adjacent dwellings in the form of over-looking and a loss of privacy which is contrary to policy and therefore it is recommended that the application be refused planning permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/00810

A) For the following reasons:-

- 1 The proposed dormers and roof alterations would by reason of their design, scale, height, mass and bulk be harmful to the character and visual amenities of the area detracting from the appearance of the host dwelling and appearing incongruous the streetscene in which it is located. The proposal therefore conflicts with the policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with Havant Borough Council Borough Design Guide Supplementary Planning Document 2011; the National Planning Policy Framework 2012 and Planning Practice Guidance Design 2014.
- 2 The proposed windows in the dormer and roof lights on the east and west roof elevation would cause direct overlooking of adjacent properties No's 34 and 38 Stakes Road which would be detrimental to the residential amenities of the occupants of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.