
Site Address:	7 Stakes Road, Waterlooville, PO7 5LU		
Proposal:	First floor extension.		
Application No:	APP/16/01231	Expiry Date:	24/01/2017
Applicant:	Mr A Chaplin		
Agent:	Mr Cradock	Case Officer:	Harriet Pitney
	PCA		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site is located on the northern side of Stakes Road and is registered as a building of local interest within the Havant Borough and is considered to have heritage value.

7 Stakes Road is a semi-detached property, connected to a dwelling at the rear (1 Old VanDiemans Road). The property comprises both masonry and red tile materials with timber windows and the character of the property is accentuated with its references to ecclesiastic styling, with arched openings and exposed framing's that reflect the character of the church buildings which surround the application site.

The area is residential in nature with a medium to high density of dwellings surrounding the application site. The dwellings to the east the application site appear to be fairly similar in terms of their size, scale and design. To the north of the site (on the western side of Old VanDiemans Road) the residential dwellings appear to be primarily registered as being buildings of local interest therefore having heritage value. These dwellings are also fairly similar in terms of their age, style and character.

2 Planning History

None relevant

3 Proposal

This application is for the erection of a first floor extension at 7 Stakes Road above the existing kitchen.

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

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

5 Statutory and Non Statutory Consultations

Conservation Officer

Principal Conservation Officer: Objection

7 Stakes Road is a detached dwelling with Gothic detailing that dates from 1844. It is prominently sited in Stakes Road. It is also Locally Listed Building (LLB) and whilst it does not benefit from the level of protection that a statutorily listed building would, it is considered to have heritage value. This is covered by local plan policy CS11 - Protecting and Enhancing the Special Environment and Heritage of the Borough. This policy advises that development should protect and where appropriate, enhance the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to consideration areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, building of local historic or architectural interests.

The National Planning Policy Framework (NPPF) was published in March 2012 and sets down the policies that the Council must take into account when determining planning applications along with the National Planning Policy Guidance (NPPG).

Paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 64 (Section 7 – Requiring Good Design) is also particularly relevant to this case in that development should be refused for development of poor design that fails to take the opportunities available for **improving** the character and quality of an area and the way it functions.

The proposed extension is not considered to sit comfortably with the host dwelling as it would result in a development that appears “top heavy”. This gives the impression that the extension is excessively dominant and as such is out of character with the smaller nature of this cottage. Future development should reflect local character by relating to the form and scale of existing buildings and by using sympathetic materials. I therefore object to the proposal as it would appear incongruous and out of keeping with this non designated heritage asset, which would harm the character, appearance and significance of this building locally important building.

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: 0

Summary: No representations received

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 to be acceptable in principle subject to the usual development management criteria.

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

7.3 This application has been submitted following pre-application advice. The applicant was advised that the proposed extension is not considered to sit comfortably with the host dwelling, by virtue of the bulk and cantilevered design, which would not only result in the loss of some of the key architectural features of this locally listed building, but would also be considered as being an incongruous feature within the streetscene of Stakes Road which would result in a detrimental impact on the character and heritage value of the application site.

7.4 Whilst it is acknowledged that the materials proposed initially have now been amended to reflect those used in the existing dwelling, the size, scale and design of the proposal remains the same as the pre application advice proposal submitted. As discussed above, 7 Stakes Road is registered as a building of local interest and whilst the property does not benefit from the level of protection that a statutory listed building would, it is considered to have heritage value which is covered within Policy CS11 of Havant Borough Councils Core Strategy 2011. This policy (CS11) seeks to protect and where appropriate enhance the boroughs statutory and non statutory heritage designations by appropriately managing development in or adjacent to buildings of local interest. This is further reinforced by Policy CS16 of the Havant Borough Council Core Strategy 2011 which suggests the development proposals should identify and respond positively to the existing features of natural, historic or local character within or close to the proposed development site.

7.5 Furthermore, Paragraph 64, Section 7 of the National Planning Policy Framework 2012 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area and the way it functions.

7.6 Taking into consideration all of the above, it is considered that the proposed extension by virtue of its added bulk and mass as well as the cantilevered design is not considered to sit comfortably with the host dwelling and would appear to be excessively dominant in context with the existing streetscene of Stakes Road. The size, scale and design of the

proposed extension would appear as an incongruous feature and would not be considered to be inkeeping with this non designated heritage asset and would be likely to harm the character, appearance and significance of this building of local interest.

- 7.7 The proposal is therefore considered to be contrary to Policy CS11 & CS16 of Havant Borough Councils Core Strategy 2011 and the National Planning Policy Framework 2012.

(iii) Effect on neighbouring properties

- 7.8 The application site is connected to a property at the rear (1 Old VanDiemans Road). The applicant was advised at the pre application stage that the initial proposal did raise concern with regards to the potential impact on the neighbour to the rear.
- 7.9 As discussed above, the size, scale and design of the proposal submitted as part of this application remains the same as what was submitted at the pre application stage. On this basis, there remains concern over the potential impact on the adjacent neighbour to the rear (1 Old VanDiemans Road) as it is considered that this property would be directly affected by the proposed extension.
- 7.10 Policy CS16 of Havant Borough Councils Core Strategy 2011 advises that development should not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking. In order to assess the impact of the proposal on this property, particularly in terms of the potential loss of light and loss of amenity, a 45 degree light test has been undertaken in relation to this application in accordance with Havant Borough Councils Design Guidance. This has been conducted on the windows within the rear elevation of 1 Old VanDiemans Road which currently serve a kitchen.
- 7.11 Following this assessment, it is acknowledged that the existing single storey addition at 7 Stakes Road appears to already be in breach of the 45 degree overshadowing zone. On this basis, it is considered that to extend the application site at first floor level would exacerbate the current impact resulting in a tunneling effect which would be detrimental to the amenity of 1 Old VanDiemans Road.
- 7.12 Furthermore, it is considered that the development would result in an excessive building bulk adjacent to an existing residential property (1 Old VanDiemans Road) and would appear overbearing and excessively dominant.
- 7.13 The proposal is therefore considered to be detrimental to the visual outlook and amenities of the occupiers of 1 Old VanDiemans Road and is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy 2011).

8 Conclusion

- 8.1 The proposed extension by virtue of its bulk and cantilevered design is not considered to sit comfortably with the host dwelling, would appear to be excessively dominant in context with the existing streetscene, incongruous, and out of keeping with this non designated heritage asset which would harm the character, appearance and significance of this building of local interest. The proposed extension would also result in excessive building bulk adjacent to 1 Old VanDiemans Road which is considered to be detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore considered to be contrary to Policy CS11 and CS16 of the Havant Borough Council Core Strategy 2011 and the National Planning Policy Framework 2012.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/16/01231 subject to the following reasons:

- 1 The proposed extension by virtue of its bulk and cantilevered design is not considered to sit comfortably with the host dwelling, which is a Building of Local Interest, and would appear excessively dominant in context with the existing streetscene. The proposal would therefore appear incongruous and out of keeping with this non designated heritage asset, which would harm the character, appearance and significance of this building of local interest and the street scene. The proposal is therefore contrary to Policies CS11 & CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The proposed development would result in an excessive building bulk adjacent to an existing residential property, which is considered to be detrimental to the visual outlook and amenities of the occupier of this property (No. 1 VanDiemans Road). The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.