

DELEGATED OFFICER REPORT

Site Address:	28 Gladys Avenue, Cowplain, Waterlooville, PO8 8HT		
Proposal:	Hip to gable loft conversion with rear facing dormer		
Application Type:	Full Planning Permission		
Application No:	APP/24/00773	Expiry Date:	03/12/2024
Applicant:	Mr Billy McLachlan		
Agent:	Mr D P Manns	Case Officer:	Jennie Fox
	D M Designs		
Ward:	Cowplain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 28 Gladys Avenue, Cowplain, Waterlooville, PO8 8HT is a semi-detached two-storey dwelling to the south-east of Gladys Avenue. It has an integral garage and has previously been extended to include a single storey porch, a single storey flat roof rear extension, and a first floor side extension and is finished in brick and render with white uPVC fenestration under slate roof tiles. The front garden area has been paved to provide on-site parking.
- 1.2 The area surrounding the application site is residential and comprises a mix of detached single storey dwellings and semi-detached pairs of two-storey dwellings in a variety of materials. The host dwelling and its attached neighbour are flanked on either side by pairs of hipped roof semi-detached dwellings all of a similar style and appearance. Gladys Avenue slopes upwards towards Lovedean Lane such that properties to the north-east of the application site are at a higher level and properties to the south-west are lower.
- 1.3 The site is not within any designated areas.

2 Planning History

APP/14/00471 - First floor side extension., PERM, 18/07/2014

3 Proposal

Hip to gable loft conversion with rear facing dormer.

Following discussions with the agent, the applicant was invited to submit revised plans but declined.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020 N/A

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

None received.

Councillor D Keast - Cowplain

None received.

Councillor Neil Bowdell - Cowplain

None received.

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: 1.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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
- (iv) Parking and highways
- (v) Biodiversity Net Gain (BNG)

(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 host dwelling has been previously extended at first floor, the design of which was amended during consultation to show the extension set back from the front building line and set down from the main ridge line in order that it remain subservient. The proposals would convert the existing hipped roof of the extension to a gable and raise the ridge to match the original dwelling, as well as creating a flat roofed dormer to the rear. The proposals would facilitate a new master bedroom with dressing area and en suite bathroom.

- 7.4 The proposed dormer would be 2m in height, 7.5m in width and would extend out to the inner skin of the rear cavity wall. The Havant Borough Design Guide SPD states in paragraph 5.47 that:

Dormers are considered an acceptable way of providing light and ventilation to existing buildings. They 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.

Paragraph 5.48 continues:

Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof.

The proposed rear dormer would span almost the whole width of the original and extension roofs and would result in a dormer with a substantial bulk and mass that would dominate the rear roof slope; it is therefore contrary to the guidance contained within the SPD.

- 7.5 In gabling the roof of the existing extension and also raising the ridge, the existing extension would no longer be subservient to the host dwelling and there would be a considerable increase to the mass and bulk of the roof form. The addition of the gable would be at odds with the existing pattern of development and would appear incongruous with neighbouring dwellings.
- 7.6 Due to the combination of raised ridge height, new gable, and large dormer, the proposals would result in an overdeveloped roof with an unacceptable bulk and massing which would appear incongruous with its immediate neighbours. The proposals are not considered acceptable as they do not accord with the advice laid out in Policy CS16 of the Local Plan and the Havant Borough Design Guide SPD.
- 7.7 The proposed dormer and new gable end would be finished in black cedar weatherboarding with render and roof tiles to match the host dwelling. Although the proposed cladding would not match the host dwelling, there is a wide variety of materials visible in the surrounding area, including dark coloured cladding boards. The

proposed materials are therefore deemed to be acceptable.

- 7.8 The design and appearance of the proposal is deemed inappropriate in context to the main building and is therefore considered to be unacceptable, thereby not meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is also considered that the scheme would result in an adverse impact on the character and visual amenities of the locality.

(iii) Effect on neighbouring properties

- 7.9 No.26 lies to the south-west of the application site and is the other half of the semi-detached pair. It has previously been extended to the south in a similar fashion to the host dwelling, although without a subservient roof. Having visited the rear garden of No.26, it is unlikely that the proposed dormer would significantly increase overlooking to this property and the impact of the proposals is therefore considered to be acceptable.
- 7.10 No.30 lies to the north east of the application site and is separated from the dwelling at No.28 by a driveway. It has a stairwell window at first floor and a small side window overlooking the driveway. It is considered that the proposed additions would not unduly increase overlooking or loss of light and the impact is therefore deemed to be acceptable.
- 7.11 Consequently, it is considered that the proposal on balance would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking and highways

- 7.12 The proposal would increase the total number of bedrooms within the host dwelling from four to five. The existing garage and driveway would be retained as conditioned within the previous approval APP/14/00471, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016).

(v) Biodiversity Net Gain (BNG)

- 7.13 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is considered unacceptable in terms of the proposed design and would have a harmful impact on the character and appearance of the area and the existing building. On this basis it is recommended for refusal.
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9 RECOMMENDATION:

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/24/00773

(A) for the following reason

- 1 The proposed roof alterations would by reason of their design, prominence and size result in an overdeveloped roof form with unacceptable bulk and massing that would be out of character with the existing area and would detract from the appearance of the dwelling and visual amenities of the nearby streetscene. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide SPD 2011, and the National Planning Policy Framework.