
Site Address: Merriemede, Riders Lane, Havant, PO9 3BJ
Proposal: Loft conversion with rear dormer and the addition of front gables, raising the ridge height of the roof
Application Type: Full Planning Permission
Application No: APP/24/00192 Expiry Date: 14/05/2024
Applicant: Jo Devine
Agent: Steve Walker Case Officer: Robert Riley
 Parkers Design
Ward: Warren Park - Expired

Recommendation: **REFUSE PERMISSION**

+1 Site Description

- 1.1 Merriemede, Riders Lane, Havant, is a large two storey property located to the west side of Riders Lane. The property comprises of white render and brown roof tiles. Vehicular access is from Riders Lane with parking to the front of the dwelling. The property is located within a residential area with surrounding properties differing in styles, sizes and designs but with generally two storey height and traditional pitched roof designs.
- 1.2 To the east of the site is a large area of open recreational land affording views to the application site. To the north is a small development known as The Mews which comprises two storey terraced properties fronting an open parking area. The closest terrace properties within The Mews are set back in relation to Merriemede resulting in a clear view of the northern side of the application site from the north and north-west.
- 1.3 To the rear of Merriemede, are two storey semi-detached dwellings within Ditcham Crescent. finally to the south of the application site is a detached two-storey house Windrush which has a single storey double garage to its northern side which afford views to the side elevation of Merriemede from the south-east.

2 Planning History

APP/22/01130 - Outbuilding to house indoor swimming pool., PERM,11/08/2023

3 Proposal

There are 4 elements to the works proposed to Merriemede:

- Loft conversion with rear dormer
- The addition of front gables
- Raising the ridge height of the roof
- Changes to fenestration

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Wildlife and Countryside Act 1981 (as amended)

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS16 (High Quality Design)
- DM13 (Car and Cycle Parking on Residential Development)
- DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Portsmouth Water Company

No comments received

HBC Ecologist

Further information justified here. Large complex roof with many gaps etc. Works will remove roof materials and convert roof void below. Suggest that the applicant commissions Preliminary Ecological Appraisal, to include bats as main focus.

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

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Ecology
- (v) Parking

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character and appearance of the area

7.3 The proposal seeks to do a loft conversion with rear dormer, the addition of front gables and the raising the ridge height of the roof. This would be readily visible on the street scene with regards to the works to the front of the property. The prominence of the dwelling and proposed works are increased by the public views of the site afforded across the adjacent open space and due to the set back of the properties to the north and the single storey garages closest to the common boundary from the south.

7.4 With the raising of the ridge height and front gables, the application site would feature a second floor. It is noted that these additions would be dominate the main house, adding substantial mass and bulk onto the existing dwelling. The Havant Borough Design Guide SPD states in paragraph 5.35:

In general, an extension should not be bigger than the main building and therefore should appear smaller in mass and height. Extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. The positions and proportions of solid wall to opening of windows and doors is also important. The roof form and slope should also reflect that of the main building.

The proposed works adding a new floor onto the dwelling would dominate the original dwelling, and be harmful to the character and appearance of the existing dwelling and would not reflect the main dwelling with regards to the roof detail in regards to the gable design and angles.

7.5 It is furthermore noted, that this proposal would alter fenestration of both the first and proposed second floor of the dwelling. It is considered that the significant amount of glazing at first and second floor level including the introduction of double height glazing to the front elevation, together with french doors at first floor level in the rear elevation would draw the eye to the bulky additions to the first and second floors and would be out of character with the existing building and nearby development.

7.6 When viewed on the streetscene it is noted, that there are other houses of significant size such as Windrush and October House on Riders Lane. However these nearby dwellings and others in vicinity are all 2 storey dwellings. It is noted that if this dwelling were to feature the addition of a new storey, it would appear unduly prominent on the streetscene and would not be in keeping with its surroundings regarding its mass and bulk. With regard to the massing of development the Havant Borough Design Guide SPD states in Table 4.1 that:

New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The mass of a new building or extensions should not be

allowed to dominate the street.

This proposal would not look to follow the pattern of existing properties, being that it would be a 3 storey dwelling with prominent additions to the front roof slope, and is considered that due to insufficient set back and being readily visible on the streetscene, that it would dominate the street.

- 7.7 With regards to the rear dormer, 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 with its proposed wide width and shallow pitched roof would result in a dormer with a substantial bulk and mass that would dominate the rear roofslope and would be contrary to the guidance contained within the SPD. Albeit it is noted that it would be set up from the eaves line of the enlarged host dwelling and would be set lower than the ridge height of the enlarged host dwelling it is still considered to be a top heavy over dominant addition out of keeping with the building. With regards to this, and the lack of accordance with the Havant Borough Design Guide SPD, officers note, that this dormer would have an unacceptable impact upon the character of the host dwelling and the appearance of the area.

Room usage of the enlarged dwelling

- 7.8 The proposal seeks to retain the current room usage of the ground and first floor. However, the works also include loft conversion in order to create habitable space for the second floor to provide 4 bedrooms in total. To the rear of the second floor would be a dressing room and the bedroom, which would be accessed by staircase from the corridor on the first floor. To the front of the second floor would be an ensuite bathroom accessed from the bedroom via the dressing room.

Materials

- 7.9 This proposal seeks to use tilework to match the existing dwelling, brickwork for the external walls, and cladding on the dormer and parts of the second floor at the front of the building, should planning permission be recommended details of the final materials and cladding design and colour would have been conditioned.
- 7.10 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 also considered that the scheme would result in an adverse impact on the character and visual amenities of the locality.

(iii) Impact upon residential amenity

- 7.11 Due to proximity, it is considered important to assess the impacts of the works on Windrush Riders Lane, Nos 21, 23 and 25 Ditcham Crescent and No.1 The Mews.

Windrush Riders Lane

- 7.12 To the southern side of the application site, is Windrush, Riders Lane. With regards to overlooking, there is no additional side fenestration proposed for Merriemede and the rear dormer would face the rear garden and could only allow oblique views of this dwelling and therefore would have an acceptable impact regarding overlooking. With regards to the considerations of overshadowing and overbearing, It is noted that this proposal would turn Merriemede into a 3 storey dwelling and raise the ridge height. With regards to this, the maximum height of the dwelling would increase to approximately 9.4 metres. It is noted, that the proposal features a separation distance from Windrush of approximately 8.8 metres, with consideration of this separation distance, it is noted that any increase of overshadowing would primarily impact upon the garage of Windrush, it is also noted that the application site is located to the north of Windrush. In consideration that this garage is not a habitable room, the impacts on balance are considered acceptable with regards to overshadowing. With regards to the sense of overbearing, it is noted that this dwelling would add significant mass and bulk in the form of a new storey. It is noted, however that the works are in close proximity to Windrush's garage, with the habitable areas of the dwelling featuring a greater separation distance from the dwelling. It is furthermore noted that there is shielding from Windrush's rear garden and that it also features an outbuilding by the common boundary which would further lessen the impacts upon Windrush's primary private amenity space. With regards to these considerations, on balance, the works are considered acceptable.

Nos 21, 23 and 25 Ditcham Crescent

- 7.13 It is noted due to a sufficient separation distance from these dwellings (in excess of 25m), that in consideration of potential overshadowing and the sense of overbearing that impacts would be acceptable upon these dwellings. However due to the rear dormer and its fenestration, officers consider it important to assess the potential impact of overlooking upon these properties. Officers note, that Merriemede would be a 3 storey dwelling, with regards to this, and rear properties Nos 21, 23 and 25 Ditcham Crescent being two storey, a 24 metre separation distance would be required by the Havant Borough Design Guide SPD. Officers note that there is an approximate 26 metre separation distance between Merriemede and these rear properties, which would meet the requirements of the SPD and would therefore be considered acceptable.

No.1 The Mews

- 7.14 To the northwestern side of the application site is No.1 The Mews. There is no additional side fenestration proposed for Merriemede and the rear dormer would only allow oblique views of this dwelling, and therefore officers are satisfied that the proposal would not unacceptably increase overlooking. With regards to overshadowing and the sense of overbearing, as the works are only to the existing 2 storey section of the dwellinghouse, which features an approximate 8 metre separation distance from No.1 The Mews, officers are satisfied that the separation distance is sufficient enough to prevent an unacceptable increase of both overshadowing and the sense of overbearing upon No.1 The Mews, furthermore, on a site visit to the rear private amenity space of No.1 the Mews it was noted that Merriemede due to set back and the angles of the properties would not be readily

visible. With regards to these concerns, the impact upon No.1 the Mews is considered acceptable.

- 7.15 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) Ecology

- 7.16 During the application process, communication between the case officer and the Council's Ecologist took place and the Ecologist stated "*Further information justified here. Large complex roof with many gaps etc. Works will remove roof materials and convert roof void below. Suggest that applicant commissions Preliminary Ecological Appraisal, to include bats as main focus*". No further information has been provided by the agent for this application, and therefore officers are not satisfied at this stage that it has been adequately demonstrated that potential harm would not be done to protected bat species by the proposal.

(v) Parking

- 7.17 The proposal, would increase, the number of bedrooms for the dwelling from 3 to 4 which would require 3 parking spaces as set out in the Havant Parking SPD. In light of this, the officer noted on a site visit that the driveway had ample space to park 3 cars, and furthermore that this is shown on the plans and would therefore meet this requirement.

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. Furthermore the proposal has the potential to harm bat species and the ecology of Havant Borough. On this basis it is recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/24/00192

For the following reasons

- 1 The proposed increase in mass and bulk resulting from an additional storey and the front and rear alterations would by reason of their design, prominence and size result in a top heavy form of development that would dominate the existing dwelling. This is considered harmful to the character and appearance of Merriemede. The additions would also be out of character with the existing area and detract from the Riders Lane streetscene in its location. Furthermore, due to the proposed significant works to the roof, it has not been demonstrated that the development would not negatively impact protected bat

species. The proposal would therefore conflict with policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011, the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.