

Submission Version Havant Local Plan
E1* (High quality design)

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

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

Portsmouth Water Company

We have no adverse comments to make on this application from a groundwater quality protection perspective due to the small nature and location in the groundwater catchment.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

3 letters objecting to the proposals on the following grounds:

- Would create a three storey town house
- Hazleton Estate is predominantly bungalows and chalet bungalows with scattering of a few houses such as the present property
- Similar properties had side and rear extensions to stay within the character of the Hazleton Estate
- Would open floodgates to changing the entire character of the estate
- Views over adjoining properties would destroy the privacy of the surrounding neighbours
- Would lose all the remaining privacy in garden and two bedrooms
- Building will be an eyesore as the area is majority bungalows

- There story building will not be in keeping with the area
- No other two storey houses with dormers in the attic on the estate
- Will set a precedent

2 letters of support making the following comments:

- The Hazleton Estate has a variety of property types
- Others in the area have done similar work
- Do not feel it would be out of character
- Using loft space instead of building into the garden seems sensible
- Given that the rear dormer and ground floor extension are permitted development it is only the front dormer that needs considering
- With all the other properties along Hazleton Way building front and rear dormers we cannot see this as being any different
- The finished product with cladding will match all other dormers in the area

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

(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 proposed single storey rear extension is considered acceptable in terms of its impact on the character of the area.

7.4 The proposed dormer window roof extensions, whilst set back from the eaves, would alter the appearance of the house to a significant degree and would be prominent in the street scene which is compounded by the corner position of the property.

7.5 As noted above, dormer window roof extensions do exist within the locality, however, there are no two storey dwellinghouses in the vicinity that have front and rear dormer window roof extensions as proposed.

7.6 Whilst some attempt has been made to reduce the bulk and massing of the proposed dormer window roof extensions by being set in from the edge of the roof and eaves, nonetheless, it would still involve a significant amount of the existing roof being changed which would result in a prominent and top heavy bulky appearance out of character with the area and detrimental to the visual amenities of the street scene.

- 7.7 The Havant Borough Design Guide states, inter alia, that dormers should not dominate the roof or the existing building and that to avoid this should be the same size or preferably smaller than the windows below. It also states that generally dormers should have pitched roofs with slopes in keeping with the existing roof.
- 7.8 The overall dormer window roof extensions would appear bulky and dominant when viewed from the locality. It is considered that the proposed dormer window roof extensions by virtue of their siting, scale and bulk would have an unacceptable and dominant impact on the character of the host dwelling, the character of the locality and adversely impact upon the visual amenities of the street scene.
- 7.9 The design and appearance of the proposals is not considered to be acceptable, and therefore contrary to Policy CS16 (High Quality Design) of the HBLP (Core strategy) and the Design Guide.

(iii) Effect on neighbouring properties

- 7.10 It is considered that the proposed single storey rear extension would not result in any adverse impacts on neighbouring properties by reason of overbearance or loss of light.
- 7.11 Whilst objections have been raised regarding potential overlooking and loss of privacy, the site is within an urban location where some mutual overlooking does occur and there is already an element of overlooking from the existing first floor windows. As such, it is not considered that the proposals would result in significant overlooking sufficient to warrant a refusal on these grounds.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

(iv) Parking

- 7.13 The proposals would increase the number of bedrooms from 3 to 4 and there is a requirement to provide 3 parking spaces. The applicant has submitted a parking plan demonstrating that adequate parking spaces would be provided.

8 Conclusion

- 8.1 The proposed dormer window roof extensions by reason of their siting, design and scale, would appear an incongruous and prominent addition which would dominate the host dwelling, detrimental to the character of the locality and adversely impacting upon the visual amenities of the street scene. As such, the proposal is contrary to Policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/01175 for the following reason:

- 1 The proposed dormer window roof extensions by reason of their siting, design and scale, would appear an incongruous and prominent addition which would dominate the host dwelling, detrimental to the character of the locality and adversely impacting upon the visual amenities of the street scene. As such, the proposal is contrary to Policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011.