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|-----------------|---------------------------------------------------|---------------|---------------|
| Site Address:   | 4 Privett Road, Waterloooville, PO7 5HJ           |               |               |
| Proposal:       | Two Storey Front Extension with 2No. Side Dormers |               |               |
| Application No: | APP/21/00513                                      | Expiry Date:  | 16/07/2021    |
| Applicant:      | Mr Turner                                         |               |               |
| Agent:          | Mr C Curnow                                       | Case Officer: | Denise Sheath |
|                 | Thorns - Young Ltd                                |               |               |
| Ward:           | Purbrook                                          |               |               |

Recommendation: **REFUSE PERMISSION**

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## **1 Site Description**

4 Privett Road, Waterloooville, chalet style bungalow with a front dormer. The property is constructed with brick with white painted render to the elevations, the first floor elevation to the rear is tile hung to match the existing roof. The front garden contains space for parking. The site is positioned on a slight slope and as a result no. 2 is marginally lower than no. 4 and no. 6 is marginally higher than the site.

Privett Road is a residential road in Purbrook which is characterised by regularly spaced, detached and semi-detached properties.

## **2 Planning History**

92/57777/000 - Raise height of existing roof and provide dormer window on elevation facing high way. PERM,02/11/1992  
03/57777/001 - First floor roof extension creating new living accommodation.  
PERM,02/05/2003

## **3 Proposal**

Two Storey Front Extension with 2No. Side Dormers

## **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)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## 5 **Statutory and Non Statutory Consultations**

Not required

## 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Officer Comment                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p>We strongly object to the proposed plan.</p> <p>1. The garage will totally block all of our natural daylight into our kitchen, from our large side window.</p> <p>2. Also ref the garage, the plans show a garage window which would look directly into the aforementioned kitchen window, a loss to privacy as well as our daylight.</p> <p>3. From side elevation ground floor plan, there would be a proposed second window looking directly into our garden, once again a loss to privacy, and a general feeling of being completely swamped by our neighbouring property.</p> <p>4. Side elevation first floor, dormer windows also overlooking directly on to our property.</p> <p>This proposal we feel would also devalue our property in the event of future sale. A private garden and kitchen that would be no more, and the loss of natural daylight a major blow. Instead we'd open our kitchen blind on to a big brick wall with a window having views in to our kitchen!</p> | <p>See Section 7.</p> <p>Devaluation of property is not a planning consideration.</p> |

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <p>The proposed plan, if agreed, would also take away a very large portion of the driveway and force more cars on to the road to park.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                       |
| <p>We object to the proposed Design/Plans on the following grounds.</p> <ol style="list-style-type: none"> <li>1. Severe reduction of Daylight in to our Living Room due in the main to the proposed roof design and proximity of the walls.</li> <li>2. Even more severe reduction of Daylight into our Porch and Hall for the same reason as 1 above.</li> <li>3. Major change in Outlook as we would be looking out at a rendered wall and what ever the Dormer(s) are clad in.</li> <li>4 Despite question 8 of the Application Documents being answered as no change to existing car parking arrangements; there will be by the sitting/size of the proposed extension an approximate 50% reduction in space. This could have a knock on effect of more cars parking on the road, which is already heavily used in that manner, particularly during school hours, evenings and at weekends.</li> </ol> | <p>See section 7.</p> |
| <p>I do see the need to have a balcony to the front of the house, there is no view to look at.</p> <p>It would odd in the street, they can look out into other peoples front gardens/ driveways, front facing rooms in the houses opposite, with the proposed balcony.</p> <p>The plan is ok apart from the balcony, if they they wont use it then why have it.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>See Section 7</p>  |
| <p>Current plans encroach significantly on privacy of all surrounding properties and cause an incoherent change in character to Privett Road.</p> <p>The overlooking balcony is intrusive in the extreme. The dorma windows create views directly into others' private spaces and gardens. The removal of parking space will increase in road congestion.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>See Section 7</p>  |

## **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 acceptable in principle subject to development management criteria.

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

7.3 The proposal is for a two storey front extension which includes alterations to the front roof slope to create a gable. The proposed front extension would protrude 6m from the ground floor and extend the roof ridge by 10m with an eaves height of 3.8m and a maximum roof height of 6.8m, a large side dormer is proposed for each side elevation of the new roof slope, and a balcony area to the front first floor gable to serve the master bedroom, the application site slopes down from the south (rear) to the north (front).

7.4 The proposed dormers are very large and bulky in scale which will dominate the side elevations of the new roofscape, this alteration together with the proposed front extension and gable would significantly alter the character of the existing dwelling. The development would in effect change the shape, form and massing of the dwelling to a point that would be significantly incongruous within the existing streetscene and the character of Privett Road. The works are therefore considered to be contrary to Policy CS16 and shall be recommended a refusal of planning permission.

(iii) Effect on neighbouring properties

7.5 The proposed extension would have a 0.5m gap between the proposal and shared boundary to the west with No.2 with an approximate 2m distance from the proposed facing wall and the side elevation of the neighbouring property. Concerns have been raised with regard to loss of natural light to the kitchen window within the east side elevation of the neighbouring property, this window currently serves the kitchen breakfast table area. The only other natural light source for the kitchen is a window within the rear wall elevation (approximately 5.5m from the side elevation window). As the proposed development would protrude forward further 6m at ground floor level the natural light into this area of the kitchen would be significantly lost with a view of the side facing extension wall, at present this window has no development blocking light or outlook.

7.6 Concerns have also been raised with regard to the proposed window to the west elevation of the ground floor garage and the windows within the side facing dormer, due to the use of these windows should the application of been recommended for permission a condition could be placed within the decision to ensure these windows are obscurely glazed as these windows would only serve the garage, an ensuite and dressing area and would not be the primary light source for any habitable rooms.

- 7.7 The proposed extension would have a 1.6m gap between the proposal and shared boundary to the east with No.6 with an approximate 2.6m distance from the proposed facing wall and the side elevation of the neighbouring property. Concerns have been raised with regard to a loss of light to the living room, porch and hall. At present the window within the porch and hall shines through to the living room area, the natural light from these areas help with the natural light to the living room, as the proposed extension would protrude further than these windows this would significantly reduce the amount of natural light to this room.
- 7.8 Concerns have been raised with regard to loss of privacy from the proposed balcony to the first floor of the front extension. Due to the separating distances from these properties (in excess of 23m from the facing front elevations) these areas are already visible from the public domain due to there locations to the front of the properties, it is therefore considered that the impact would be acceptable.

(iv) Parking

- 7.9 The proposed extension would create an additional bedroom taking the property from a 3 bedroom property to a 4 bedroom property. In order to comply with the Borough Parking SPD three parking spaces are required to be provided onsite. The proposal shows a garage and there is sufficient space to the front of the property for the parking of 2no. vehicles therefore the works are considered to be acceptable and accord with the SPD. Should permission have been recommended this should be conditioned as part of the decision.

## 8 Conclusion

- 8.1 The proposed extension is likely to have an adverse impact on the neighbouring dwellings to the east and west. Due to the overall scale and design. It is likely that the development will appear overbearing and visually intrusive. The extension to the front is also likely to result in some loss of direct sunlight. It is therefore considered the design, by virtue of the scale and siting is likely to appear contrived, leading to a detrimental impact to the character of the existing dwelling and the streetscene it is therefore considered to be inappropriate and recommended for refusal.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/00513 for the following reasons

- 1 The design and appearance by reason of its bulk, height, design and prominent location be significantly detrimental and out of keeping with the main building and the visual amenity of the locality. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 The proposed extension is of excessive depth adversely affecting the outlook from, and light available to, the occupiers of the adjacent residential properties (No.2 and No.6 Privett Road). The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.