
Site Address:	11 Delius Walk, Waterloooville, PO7 5HU		
Proposal:	Roof extension and loft conversion including front and rear dormer windows.		
Application No:	APP/16/00263	Expiry Date:	25/05/2016
Applicant:	Mr Finn		
Agent:	Mr Jamriz-Shirazi	Case Officer:	Bee Crawford
	Tony Oldfield Architects Ltd		
Ward:	Stakes		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey, end of terrace property built in the 1970s. It has a brown tiled, shallow pitched roof and elevations of red multibrick and tile hanging. The site is level and accessed via a pedestrian path only. There is no on site parking provision and parking is provided in a designated parking court which is not allocated. The front garden consists of artificial grass and shrubs and is enclosed by low fencing. The small rear garden has a depth of 8m at the longest point and 5m at the shortest. The garden has a decking area and a shed and is enclosed by a 2 metre high fence and a 1.7 metre high wall. There is a conservatory attached to the rear elevation.
- 1.2 The building line of the terrace is staggered and the adjoining property at No. 10 is set back from the front building line of No. 11. A terrace of two storey properties with a staggered building line is to the north beyond a footpath, the side aspect of an end of terraced property is to the east and a footpath with open amenity land and a pond beyond is to the west. The area is of medium density comprising an estate of modern two storey terraced properties and associated parking areas of a similar age, style and design.

2 Planning History

04/68832/000 - Rear conservatory, permitted 28/04/2004.

3 Proposal

Roof extension to raise the ridge height by 1.3m to provide a loft conversion including front and rear flat roof dormer windows.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
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

FAO Mr P Marshall, Development Engineer
No adverse comment.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter was received from one address raising the following concerns:

- 6.1 Insufficient parking in the immediate vicinity.
- 6.2 Encroachment into neighbouring property in order for the proposal to be implemented and potential damage.

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 the design and impact upon the streetscene
- (iii) Impact on the neighbouring properties

- (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) Appropriateness of design and impact on the streetscene

- 7.3 The roof extension would raise the existing eaves and ridge height by approximately 1.1 metres and 1.3 metres respectively. In addition to this would be the provision of flat roof dormer windows to the front and rear roof slopes. The Council has an adopted supplementary planning document which provides design advice for new dwellings and extension to dwellings - The Borough Design Guide 2011. Paragraph 5.48 advises that dormers should not dominate the roof of the existing building and should be the same size or preferably smaller than the windows below, with pitched roofs in keeping with the existing roof. Although the front dormer is symmetrical with the existing front windows, it has a flat roof which is not sympathetic to the main roof

style which is pitched. Whilst it is noted in isolation the rear dormer could be constructed within the realms of permitted development, the shallow pitch of the roof would make this type of addition difficult to achieve.

- 7.4 The property forms part of a terrace row which by reason of its design, it characterised by uniformity and rhythm. Due to the shallow pitch of the roof slopes, it is difficult to include dormer windows due to a lack of internal height. Therefore it is only possible to provide dormer windows if the ridge height is raised. The combination of both the increase in ridge height and the provision of inappropriate dormer windows, would result in a significant contrast to the existing terrace row, to such an extent, that it would form a highly incongruous and contrived feature. This would have a highly detrimental impact on the character of the streetscene and the visual amenity of the immediate locality. This would be further intensified due to the open nature of the locality, in that the proposed development would be highly visible from the public realm both in the immediate vicinity and the wider surrounding area.
- 7.5 The proposed scheme would also set an undesirable precedent and the Council does not wish to encourage this unacceptable form of the development elsewhere. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

(iii) Effect on neighbouring properties

- 7.6 The application site is an end of terrace house with the adjoining property to the south, which is set back from number 11. It is considered that the raising of the roof and new dormers would significantly increase the overall bulk of No. 11 and that this would be highly overbearing to the occupiers of No. 10, particularly when using the front amenity space. As such, the proposed development would have an adverse impact on the neighbouring properties which is contrary to the advice laid out in policy CS16 of the Core Strategy 2011.
- 7.7 A letter was received from the adjoining neighbour at number 10 Delius Walk, which did not specifically object to the proposal but raised concerns with respect to the potential impact on their property during building work if the proposal was granted planning permission and subsequently implemented. The issue of parking was also mentioned as there is no facility for any on site parking, and the number of bedrooms at the property would be increased from three to five. However, information contained in the design statement confirms there would be no additional vehicle movement within the existing communal car park which does not have any exclusive allocated parking arrangement. The Development Engineer did not raise any objections to the scheme.

8 Conclusion

- 8.1 The combination of the raising of the roof and provision of dormers would result in a highly contrived and incongruous development which would have an adverse impact on the character of the streetscene and the visual amenity of the immediate locality. Furthermore, it would result in an overbearing presence on the occupiers of the neighbouring property. As such, the application 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/16/00263 for the following reasons

- 1 The proposed increase in ridge height and the provision of flat roof dormers would result in a contrived and incongruous design which would have an adverse impact on the character of the streetscene and the visual amenity of the immediate locality. It would also create an undesirable precedent which would make it difficult to refuse further similar applications. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The increase in height to the roof and the additional building bulk from the dormer windows would have an overbearing and therefore adverse impact on the amenity of the adjoining property at No. 10 Delius Walk. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.