

Recommendation: **REFUSE PERMISSION**

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor David Jenner
No comment

Councillor E Shimbart - Hart Plain
No comment

Councillor P Bains - Hart Plain Ward
No 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: 0

Comment	Officer Comment
No comments 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

(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 This proposal comprises the raising of the ridge height alongside hipped roof dormers

to both side elevations. The ridge height would be raised by approximately 1 metre with a total height of 5.7 metres resulting in a steeper pitch. The dormers proposed would be located on both sides of the roof slope and would have dimensions of approximately 9.5 metres in width, 3 metres in depth and 2.6 metres height with a hipped roof design coming level with the proposed ridge of the main roof. The dormers would be sited up from the eaves and back from the front and rear elevations by approximately 0.7 metres and would comprise of white painted cement render with slate tiled roofs - the gable ends would also be rendered similarly. The proposal would also include a rear elevation window at first floor level. The first floor space would create 2 additional bedrooms, a dressing room and an ensuite bathroom.

- 7.4 This proposal would alter the appearance of the existing dwelling substantially with the proposed dormers adding notable mass and bulk to the roof slope. The dormers are deemed to conflict with much of the design guidance as specified in the Havant Borough Design Guide SPD which states the following :

- 7.5 *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.*

Whilst the dormers would be set back slightly from the front elevation wall, this is not by a substantial amount - in addition the height of the dormers would come level with the ridge of the main dwelling, increasing the subsequent box like appearance .

The Havant Borough Design Guide also states :

- 7.6 *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.*

These dormers are large in scale, spanning almost the entire depth of the property in a design which is not considered to be subservient. Whilst these dormers are not flat roofed, in this instance the roof design is deemed to exacerbate the bulky appearance .

- 7.7 The property forms part of a row of pitched roof bungalow properties which have been largely left unaltered in regards to changes to the roof slopes and therefore this proposal would disrupt the character of the streetscene. It is noted that there are variations in property types and heights in the immediate area, with two storey properties sited close by to the north and chalet bungalows with smaller dormers along Kingscote Road. Whilst this may be the case, this does not hold any bearing on the harmful impact of this design on the character of the area. It is also relevant that a similar scheme was refused and subsequently dismissed at appeal along Lynwood Avenue which is sited within close proximity to the application site.

- 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, contrary to the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.9 To the north of the application site is no 83 Sutton Road which is attached to no 81 via the garage. The rear dormer window would serve a bedroom and would likely result in some additional overlooking to the private garden area at no 83. To the south of the

application site is no 79 Sutton Road - the proposed rear dormer window also serving a bedroom is likely to have a similar overlooking impact back towards the rear garden area at no 79 due to the close proximity of these properties and siting of the window. This impact is deemed to be harmful and contrary to Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The general design of this proposal, including the side dormers and raising of the roof ridge would result in an overdeveloped roof slope , which is considered to have a harmful impact upon the character of the property, street scene and the visual amenity of the immediate locality. It is not considered to be appropriate within the context of the existing property. In addition the rear dormer windows are judged to result in additional harmful overlooking to adjacent properties. 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/21/00327

for the following reasons

- 1 The design of this proposal including the side dormers and raising of the roof ridge height would result in an overdeveloped roof slope with an unacceptable mass and bulk. This is considered to have a harmful impact upon the character and appearance of the existing property, the street scene and the visual amenity of the immediate locality. In addition the rear dormer windows are judged to result in additional harmful overlooking to adjacent properties. As such the application is considered to be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Council Borough Design Guide SPD 2011.