
Site Address:	26 Esher Grove, Waterloooville, PO7 6XG		
Proposal:	Two storey rear extension.		
Application No:	APP/16/00446	Expiry Date:	23/06/2016
Applicant:			
Agent:	Mr Moser	Case Officer:	Emma Chisnall
	Design Drawn Ltd		
Ward:	Waterloo		

Recommendation: **REFUSE PERMISSION**

1 Site Description

26 Esher Grove is a moderate in size semi-detached bungalow situated on level ground. To the rear of the dwelling there is a dormer in the roof elevation and a single storey rear extension. The roof is a pitched gable design and is constructed of concrete tiles with the walls of the dwelling constructed of red brick. To the front of the dwelling there is an area of lawn with a hard-surfaced driveway along the west elevation for the provision of parking 2-3 cars. To the rear of the dwelling the ground is part hard-surfaced and part lawn and there is an outhouse, including garage to the rear of the curtilage. The boundary along the curtilage is approximately 2m high fencing and No 26 has three gardens which back onto the north-west side of the boundary.

2 Planning History

APP/16/00097 - Two storey rear extension., WD,16/03/2016
- In March 2016 the original application was submitted for a two storey rear extension. It was considered that the design was bulky, obtrusive, un-neighbourly and of poor design. Amendments were suggested but a suitable compromise could not be found and upon the recommendation that the application would be refused, the application was withdrawn by the applicant. In May the same amended design that was previously going to be refused was re-submitted by the applicant who felt, due to other examples within Esher Grove that the application was worth being reconsidered.

3 Proposal

Two storey rear extension. This extension is into the roof space but also includes extending the existing rear extension in width to have the same dimensions as the proposed rear/roof extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Consultation

None

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Objection (to original plans) made by a resident of neighbouring dwelling in relation to the potential effect on daylight, privacy and outlook to neighbouring property. Also concern over the size and impact of the development on the character of the area. Concern that design and appearance could be improved and there are concerns over timing.

Comment: Please see section 7 'Planning Considerations' for a response in regards to this.

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 upon the character of the area
- (iii) Impact upon residential amenity

(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 upon the character of the area

7.3 The proposal can be considered as two main elements, 1) an increase in the width of the existing single storey flat roofed rear extension and 2) the replacement of the existing rear dormer window with a flat roofed first floor extension. These are considered below.

7.4 The flat roofed rear extension at ground floor level would extend the existing extension

towards the south-east boundary of the site closest to the attached neighbouring property No.24 Esher Grove. The single storey extension is designed with a roof that is above the eaves line of the original property, whilst this is considered unfortunate in design terms it would match the existing extension and is on balance considered acceptable. Overall the ground floor extension would in itself have limited impacts on the character and visual amenities of the wider area given its single storey design and position to the rear of the property.

- 7.5 The proposed first floor flat roofed extension represents a very significant addition to the existing roof slope and would dominate the remaining roof space of the original building. Whilst the property already has a significant rear dormer this would be replaced by a far more imposing first floor flat roofed extension of increased width and depth. The extension would provide generous additional accommodation at first floor, with bedroom, en suite and built in wardrobe area.
- 7.6 It is considered that an extension of this scale would add inappropriate mass and bulk at first floor level and appear overbearing and incongruous in relation to the original property and the immediate locality, which is predominantly characterised by single storey properties with traditional style dormers to the rear roof. The first floor rear addition would be viewable from the rear of properties fronting Haslar Crescent and from public vantage points in Esher Grove and Haslar Crescent. Whilst it is appreciated that there are other examples of first floor extensions for example at No.20/22 Esher Grove these pre-date the adoption of the Havant Borough Council Borough Design Guide SPD 2011 which provides guidance in relation to dormer windows as follows:

Dormers and Roof Lights

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.

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.

- 7.7 It is considered the development would be harmful to the character and appearance of the existing building dominating the dwelling when viewed from the rear/sides and would be detrimental to the established pattern of development in the vicinity. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Borough Design Guide 2011.
- 7.8 Although Officer concerns were raised with respect to the size and design of the proposal and the visual impact, the applicant whilst amending the original scheme is not considered to have provided revisions that overcome the concerns outlined above.

(iii) Impact upon residential amenity

- 7.9 The main impacts from the development are considered to be to 24 Esher Grove and to 2, 4 and 6 Haslar Crescent.
- 7.10 The proposed ground and first floor extension would be set closer to No.24 Esher Grove than is currently the case. No.24 has a rear ground floor window set between their single storey rear extension and the common boundary with the application site.

Whilst there would be some additional impact in terms of mass and bulk of the proposals when viewed from No.24, given the location of the extensions on the north-west side of No.24 and the single storey nature of the rear extension this is considered insufficient to warrant a refusal of planning permission.

- 7.11 The properties fronting Haslar Crescent are set further off and there are no first floor windows in the proposals facing these properties. this relationship is not considered to result in unneighbourly impacts.

8 Conclusion

The proposed rear extension is considered excessively large and as a result, would be detrimental to the character of this modest bungalow and the visual amenities of the area. 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/16/00446 subject to the following conditions:-

- 1 The design, mass and bulk of the proposed rear extension would dominate the existing bungalow to the harm of the buildings character and appearance. Furthermore the extension at first floor level would be harmful to the character and appearance of the area being readily viewed from surrounding properties and from public vantage points. The design of the first floor extension is considered unacceptable and is contrary to the design principles set out in the Havant Borough Design Guide as it does not reflect an acceptable dormer style extension. The proposal is therefore considered to be contrary to the National Planning Policy Framework, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the adopted Havant Borough Design Guide Supplementary Planning Document 2011.