
Site Address:	50 Westbrook Grove, Waterloooville, PO7 5HX		
Proposal:	Rear first floor extension.		
Application No:	APP/15/00920	Expiry Date:	19/10/2015
Applicant:	Mr D Martin	Team:	Team 1
Agent:	Mr D Treagus	Case Officer:	Stephen Andrews
	Derek Treagus Associates		
Ward:	Stakes		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site is made up of a two storey mid-terrace dwelling with brick and tile hung external appearance and pitched slate roof. There is a large single storey flat roof extension at the rear and single storey extension at the front. There is on site parking to the front with vehicular access on to Westbrook Grove.

The area is residential in nature with the eastern side of Westbrook Grove characterised by similar style terraced dwellings. On the opposite side of Westbrook Grove are two storey semi-detached dwellings. The character, scale and type of residential accommodation changes as you move southwards along Westbrook Grove

2 Site Planning History

08/72968/000 - Single storey rear and front extensions. Approved - 20/05/2008.

Other Relevant Planning History

06/65969/002 - Two storey and single storey rear extension. Refused - 03/01/2007
Appeal Allowed - 29/10/2007.

It is pertinent to note that the above appeal decision was determined prior to the adoption of the Havant Borough Council Borough Design Guide, Supplementary Planning Document, December 2011 (SPD).

3 Proposal

Planning permission is sought to provide a first floor extension above the existing single storey rear extension.

The first floor element would have a depth of 2.85m (the same as the existing single storey extension), 3.9m in width (1.3m in from the shared boundary with 48 and 0.2m in from the shared boundary with 52) 4.5m to eaves height and 6.2m to ridge height (0.9m below the ridge height of the host dwelling).

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

Havant Borough Council Borough Design Guide, Supplementary Planning Document, December 2011 (SPD)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: <0>

7 Planning Considerations

- (i) Principle of development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on neighbour amenity

- (i) Principle of development

The site lies within the built up area of Waterloo where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

- (iii) Impact on the character and appearance of the area

The development proposed relates to a first floor extension to the rear of the dwelling. The rear of the existing dwellinghouse has some limited visibility from Woodlands Grove to the north, however it is not considered that the extension would have a strong presence within the public domain.

It was noted that neighbour 44 had a similar extension at the rear. However this is an end of terrace dwelling with a different relationship between adjoining neighbours and constructed prior to the adoption of the Borough Design Guide. Nonetheless each application must be assessed on its own merits.

It is considered that the first floor extension, in the middle of the existing terrace will introduce an unwelcome bulk and massing at the back of the dwelling. It is considered that this dominant rear addition will be incongruous with the character and form of the terrace and whilst not readily visible from the public domain would be a harmful, dominant scale of extension that would harm the prevailing character and pattern of development.

Whilst it is accepted that the development does not have a strong impact from the public domain, this does not mean that the extension would not be harmful to the prevailing character and appearance of the area or be out of keeping with the host dwelling.

The Borough Council's Design Guidance seeks to ensure that any new addition is suitably subservient to the host dwelling and is appropriate both in terms of design and scale. This is supported by policy CS16, section 1 (c) of the Havant Borough Core Strategy and Chapter 7 of the NPPF; in particular paragraphs 56, 59 and 64. All of which require any new development to be appropriate in scale, height, depth and design and where it does not respond positively to be refused.

It is considered that the proposed first floor addition fails to pay due regard to its relationship with the host dwelling. The resultant two storey extension which would sit prominently within the terrace would represent a discordant and incongruous feature in respect of its overall scale and design. It is contended that the extension would therefore be detrimental to the character and appearance of the dwelling and the prevailing character and built form of the surrounding area.

(iii) Impact on neighbour amenity

It is considered that the only neighbours that would be affected by the development proposed are the immediate adjoining neighbours 48 and 52 Westbrook Grove. This is because the neighbours towards the rear of the site are in excess of 25m from the proposed extension.

Consideration has been given to the relationship the proposed first floor extension would have with adjoining neighbour 48. However having regard to the 1.3m set back from the boundary at first floor level, the fact that the first floor window of 48 closest to the boundary serves a bathroom and that 48 is to the south of the application site it is not considered that any harm created as a result of the first floor addition would be unacceptably harmful to the residential amenities of this neighbour.

The proposed first floor extension with a depth of 2.85m, eaves height of 4.5m and ridge height of 6.2m would see a significant increase in built form to the rear of the host dwelling. This combined height and depth, with the proximity of the addition to the shared boundaries (1.3m in from the shared boundary with 48 and 0.2m in from the shared boundary with 52) is considered to significantly alter the built relationship between immediate neighbours as well as impacting on the amenities of the existing dwelling.

The overall height and depth of the proposed extension would encroach within the 45 degree line between the habitable ground floor windows of immediate neighbour 52 Westbrook Grove and would reduce some outlook and light from the first floor bedroom window of this property also. In addition there would be a significant reduction in light and overbearing effect to the first floor bedroom window (bed 2) of the application dwelling.

Paragraph 5.43 of the Borough Design Guide SPD states that:

"The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone." Paragraph 5.44 goes on to say: "To assess this, on the window wall elevation an angle is drawn diagonally down at 45 degrees from the near top corner of the proposed extension. An angle of 45 degrees is then drawn back from the end of the extension toward the window wall. If the centre of the main window of the adjoining property lies on the extension of both these lines, then the extension will probably cause a noticeable reduction in sky light received by the window."

Figure 5.12: Design of a rear extension should avoid the loss of light to neighbours



It is considered that the resultant built form, by reason of its combined height, depth and proximity to the shared boundary with 52 Westbrook Grove would create an unacceptable reduction in light levels to both this adjoining neighbour and bedroom two of the host dwelling. 52 being more compounded by its positioning to the north of the application site. The proposal would also reduce outlook and have an overshadowing and overbearing effect.

The development would therefore have an unacceptable impact on neighbour amenity and the amenities of current occupants of 50 Westbrook Grove. The proposal would therefore fail to accord with policy CS16 1(e) of the Havant Borough Local Plan and the Borough Design Guide SPD paragraphs 5.43 and 5.44.

Whilst it is noted that no objections have been received from neighbouring dwellings, this does not mean that the harm does not exist. The assessment in respect of identified harm falls to the local planning authority and must still be made irrespective

of letters not received or either objecting or supporting a proposal.

8 **Conclusion**

Having regard to the above information it is considered that the proposed first floor addition fails to pay due regard to the character and appearance of the existing terrace of dwellings. Due to its central positioning the first floor extension by reason of its scale and design would be seen as a discordant and incongruous feature. The development is therefore harmful to the character and appearance of the host dwelling and prevailing character and pattern of development in the immediate area.

In addition the combined height and depth of the addition, in relation to the shared boundary with 52 Westbrook Grove, would create an unacceptable reduction in light levels to this immediate neighbour as well as bedroom two of the host dwelling. The proposal would also reduce outlook and have an overshadowing and overbearing effect; particularly as neighbour 52 is located to the north of the application site.

The application is therefore recommended for refusal.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/15/00920

(A) for the following reasons

- 1 The first floor rear extension fails to pay due regard to its relationship with the host dwelling. The resultant two storey extension would sit prominently within the terrace and would represent a discordant and incongruous feature in respect of its overall scale and design. It is contended that the extension would therefore be detrimental to the character and appearance of the dwelling and the prevailing character and built form of the surrounding area and terrace of houses. The development is therefore contrary to policy CS16, section 1 (c) of the Havant Borough Local Plan (Core Strategy), the Borough Design Guide SPD 2011 and Chapter 7 of the NPPF; in particular paragraphs 56, 59 and 64.
- 2 The first floor rear extension by reason of its combined height, depth and proximity to the shared boundary with 52 Westbrook Grove would create an unacceptable reduction in light levels to both this adjoining neighbour and bedroom two of the host dwelling. 52 Westbrook Grove would be further compounded by its positioning to the north of the site. The proposal would also reduce outlook and have an overshadowing and overbearing effect to this neighbour. The development would therefore be contrary to policy CS16 1(e) of the Havant Borough Local Plan (Core Strategy) 2011 and the Borough Design Guide SPD 2011 paragraphs 5.43 and 5.44.