
Site Address: 9 St James Road, Emsworth, PO10 7DN
Proposal: Proposed roof extension to part of the existing roof to include raised ridge by 1m with gable sides; north and south facing windows and modified chimney; to enable second floor accommodation.
Application No: APP/16/00647 Expiry Date: 17/08/2016
Applicant: Mr & Mrs Davies
Agent: Mr Pullen Case Officer: Tina Pickup
 Pullen and Wells Architects Ltd
Ward: Emsworth

Recommendation: **REFUSE PERMISSION**

1 Site Description

St James Road links Bridge Road with North Street in Emsworth and dog-legs with several corners. The road also slopes slightly such that the northern end is slightly higher than the southern. The road is residential but has a very mixed character - there is a mix of detached, semi's and bungalows. The majority are 1930's traditional dwellings. The application site, No 9, is located on the western side and comprises a gable fronted detached dwelling set back from the road by between approximately 2 and 4m. It is in a staggered location relative to the neighbouring dwellings - it is set forward of No 11 to the south, which is a detached bungalow, and No 7 to the north, a semi-detached dwelling, is set forward again. Due to this siting the southern elevation of the application site is prominent in the street scene when viewed from the south.

The application dwelling has a gable front with bay windows and is constructed of red brick walls beneath a pitched concrete tiled roof. There is a two storey rear extension which has red tile hanging at first floor. The frontage boundary comprises a low brick wall and there is a hard surfaced drive to the south for the parking of 2 cars. There is a 1.8m close boarded fence on the southern boundary to the bungalow.

2 Planning History

92/57427/001 - Erect extension of kitchen with conservatory, PERM,
08/57427/002 - First floor extension to the rear of the property., PERM,06/01/2009
APP/15/01369 - Erection of garden room to replace existing., PERM,21/04/2016

3 Proposal

Proposed roof extension to part of the existing roof to include raised ridge by 1m with gable sides; north and south facing windows and modified chimney; to enable second floor accommodation.

The proposed roof alteration would add a partial second floor by creating a new roof counter-ways across the central roof area - this would have gable ends to the side with the central ridge increased by 1m which would equate to a 3.4m height addition at the sides above the existing eaves line. The new apex would be set back from the front facade by about 5m and the chimney would be re-sited slightly to the north and increased in height to maintain the pot level approximately 0.5m above the new ridge line. A window in each of the new gable ends is proposed, serving the landing and

w/c. A small window in the apex of the existing front gable is also proposed, providing light to the eaves storage area; and 3 roof lights are proposed - one in the front and two in the rear roof slope. Materials would match.

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
AL1 (Presumption in Favour of Sustainable Development)

Borough Design Guide SPD 2011
and Parking SPD 2016

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

5 Statutory and Non Statutory Consultations

Environment Agency - none received
Engineering/Drainage - none received

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: 0

Summary:
Comment:

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) Design and Impact upon the street scene
- (iii) Impact upon residential amenity
- (iv) Highways and parking

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Design and Impact upon the street scene

This is considered the key consideration in the determination of this proposal - the existing street scene does have a variety of ridge heights due to the presence of bungalows - but because the dwellings are all predominantly 1930's in age and style, they tend to be of a similar architectural style and roof pitch. Accordingly whilst there are lower ridges, nevertheless generally the maximum ridge height of the two storey dwellings is relatively uniform. The roof profiles within the street are a traditional mix of hips and gables with chimneys projecting above. Visually the skyline follows the ridge of the two storey dwellings resulting in a fairly consistent ridge line and context to the site.

The application site does sit immediately adjacent a bungalow at No 11 and in a forward position making it in a particularly prominent position when viewed from the south. The proposal would significantly alter the roof profile of the application site by adding considerable bulk and mass above the existing roof. When viewed from the front ie the east elevation, the change in roof profile from hipped sides to gable sides effectively puts a block on top and would result in a loss of skyline and sense of space and setting to the application site. Since there is a bungalow to the south then the height difference to No 11 would be increased and exacerbated to the detriment of the visual cohesion of the street. The 1m projection would visually jar and be incongruous above the otherwise relatively uniform street ridge line, particularly when viewed from the south. Whilst it is acknowledged that the apex would be set back some 5m from the front facade, due to the staggering of the properties this would still be forward of No 11 and particularly prominent in the street scene.

Policy CS16 requires development of a High Quality Design which respects its local context and uses characteristics of the locality to inform, amongst other things, the heights and massing of buildings. It is considered that the proposal would be contrary to this policy in that the added roof height, mass and bulk does not respect the relatively uniform ridge line of the street and would be visually incongruous and out of keeping with remainder of the street scene.

Furthermore the adopted Borough Design Guide SPD, 2011 advises that extensions to residential properties should not be bigger and should appear smaller in mass and height being informed by the existing building for appearance and ridge etc. Clearly the proposal cannot be considered subservient to the original in that it fundamentally proposes an increase in height. As such the proposal by its very nature is contrary to the aims of the Design Guide SPD. The context and setting of the application site in a built up street, does not result in circumstances (eg isolated rural site or spacing of dwellings) that would make the proposal an acceptable exception to this guidance.

(iii) Impact upon residential amenity

The insertion of second floor windows in the side elevations could potentially cause an added perception of being overlooked by adjacent properties, but in fact the window in the south side gable end would be in front of the bungalow to the south and not overlook any private area. The proposed northern window would face the blank gable

end of No7 and the proposed roof lights would have limited downward views over neighbouring gardens. Therefore there is considered to be little material harm to the existing levels of privacy enjoyed by neighbours as a result of this proposal.

The outlook from the bungalow to the south would be slightly affected from the additional height and mass, but the separation of over 5m and the fact that the proposed ridge would lie just to the rear of the front of the bungalow, the impact is not so great as to warrant refusal on overbearing grounds.

(iv) Highways and parking

The proposal results in a 4th bedroom and under the newly adopted Parking SPD this would trigger the need for an additional on site parking space i.e. 3 spaces in total. This SPD sets out minimum parking standards - the site currently can easily accommodate 2 cars and with some minor adjustments to the position of the side gates and forecourt area, could provide a 3rd. Although not shown on the submitted plans, since it is likely that the 3rd space could be readily provided it would be unreasonable to resist the proposal on this basis - if permission had been recommended then a condition could be imposed requiring provision of the additional parking space.

8 Conclusion

It is considered that the proposed roof addition would represent a bulky and incongruous addition that would project above the relatively level maximum ridge heights of other two storey dwellings in the street. By virtue of the staggered siting, the application site is in a prominent position within the street scene and the proposal would be detrimental to the existing visual appearance and harmony of the street. Accordingly it is considered contrary to both policy CS16 and the adopted Design Guide SPD and is therefore recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/16/00647

for the following reasons

- 1 The proposed roof addition would represent a bulky and incongruous feature within this relatively uniform two storey street scene to the detriment of the skyline and visual amenities of the area. By virtue of the staggered siting, the application site is in a prominent position and the additional height and mass would have a detrimental impact on views from the south and east. The proposal is therefore contrary to the National Planning Policy Framework 2012, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and Havant Borough Council Borough Design Guide SPD 2011.