
Site Address:	18 Yew Tree Avenue, Cowplain, Waterloooville, PO8 8AJ		
Proposal:	Alteration of roof from full-hip end to cropped-hip end, insertion of front and rear dormers and first floor side window, also single storey rear extension following removal of conservatory.		
Application No:	APP/14/00755	Expiry Date:	29/09/2014
Applicant:	Mr Coombs	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the east side of Yew Tree Avenue and comprises a semi-detached bungalow of red brick and dark concrete tile. The area is characterised by bungalows of a similar design - they were all originally semi's with full hipped ends, set in a linear pattern back from highway by about 6 to 7m with low/open plan frontages. However, over time, many have had various roof alterations comprising a mix of velux windows, dormers (both on front and rear elevations), and building up to half hipped ends. The dwellings are set only about 3m apart such that they have a shared drive leading to two separate garages in the rear gardens - although most have hard surfaced their frontages and park on the forecourt.

Building has already started at the application site - at the time of the site visit the roof was already timbered in the new form with the outline of the proposed dormer and the existing single storey rear extension had been demolished. I was advised that the builders thought they had commenced on just the elements of the work that were permitted development.

2 Planning History

None

3 Proposal

As originally submitted the proposal involved altering the roof to form a small half-hip end; two pitched roof front dormers; one large flat roofed rear dormer (which was the full width of the dwelling and only recessed back by one tiles depth from the eaves); insertion of first floor side window; and a 4m deep flat roofed rear extension across the full width of the property.

Amended plans were submitted which reduced the width and depth of the rear flat roofed dormer such that it is now set in from the side elevation by 1.5m and raised up from the eaves by approximately 0.6m.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations), adopted July 2014

AL1 - Presumption in Favour of Sustainable Development

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - No adverse comment on this application. However, for information, the parking shown is not possible it needs to be rotated through 90 degrees

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: **6** in total: **4** letters of objection were received to the original plans; and a further **2** to the revised plans

Summary: works already started with associated noise, banging, sawing, drilling etc; battens fallen across neighbours conservatory; builders removed bush in adjacent garden without permission; small house suitable for pensioners being turned into large family house; will invade privacy as rear dormer windows will overlook; rear dormer large and will enable views to properties to rear, loss of privacy; Yew Tree Av higher than Rowan Av to rear so elevated position exacerbates overlooking; will make adjacent kitchen darker; concern over future use of property; parking exacerbated; scaffolding encroaching; drive damaged; concrete splattered; building work ongoing over 2 months; affecting health; applicants disregarding proper process;

The 2 additional letters repeat previous concerns and note rear extension higher than previous conservatory;

One of the letters from a resident opposite the site notes will have little impact on enjoyment of own property except for few more cars adding to parking issue; but notes works started without consent

Also note that following a telephone call from the attached neighbour where the noise was evidently excessive and unbearable, an **Environmental Health Officer** visited

the site to assess noise, who then commented as follows:

Whilst there I heard some of the noise she was experiencing, especially related to hammer drilling. I explained to her that if they are working on site between 08:00 and 18:00 Mon -Fri and 08:00 - 13:00 / 14:00 on a Saturdays & not at all Sundays & P/H's, there was not much we could do about it, as it is a building site. As long as they work (or carry out noisy work) during those hours, we can't really object or serve an abatement notice; certain aspects of building work entailing use of hammer drills, angle grinders, jack hammers and the like can be really noisy, but there are not really any alternatives. I have told her she can contact us direct if they do work outside of the hours as advised above. There was an electrical contractors van at site, which may explain the hammer drilling, if re-wiring or similar is taking place

Comment: Most of these issues will be considered below:

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 character in street scene
- (iii) Impact on residential amenity
- (iv) parking
- (v) noise/other matters

(i) Principle of development

7.2 The site lies within the urban area where the principle of development is acceptable, subject to normal policy and development control criteria.

(ii) Design and character in street scene

7.3 The proposal involves both front and rear additions. The proposed front dormers have pitched roofs and are set in from the eaves, side and one of them is set down from the ridge, which comply with the Design Guide. Considering there are many examples of large flat roof dormers in close proximity to the site, then the proposed front dormers are visually acceptable in street scene terms. Similarly the principle of building up the side gable to create a small half-hip has been done elsewhere in the vicinity, including directly opposite the site. Regard must be had to the fact that a hip to gable alteration is permitted development, subject to volume criteria of 50 cubic metres - and this alteration alone could be undertaken as permitted development. Overall, the visual appearance of the proposed alterations to the front elevation are considered acceptable in the context of the site.

7.4 The proposed rear dormer however, as originally submitted was considered to be an overly large dominant feature that was of a size and scale to be detrimental to the visual appearance of the original dwelling; and contrary to the Design Guide. The applicant advised that work had started because they believed the elements that they commenced were permitted development. However the combined volume of the hip to half-hip roof change and dormers amounted to 62 cubic metres, exceeding the limit set out in Class B of the Town and Country Planning (General Permitted Development) (Amendment) (No2)

Order 2008.

7.5 Accordingly the size of the rear dormer was reduced and set in from the side elevation and lifted from the eaves line slightly. The visual appearance of the revised dormer is considered to be an improvement and does now sit better on the roofslope, being less dominant. The reduced dormer and roof alteration now has a volume of 52 cubic metres. Whilst this is marginally greater than that allowed under permitted development, the difference is now so marginal that regard must be had to the fact that a dormer of similar overall visual appearance could be constructed as p.d. Therefore, there is no objection to the design and scale of the proposed dormer.

7.6 The proposal also involves a 4m deep rear extension, that would be flat roofed which replaces a 2.3m deep conservatory. Whilst flat roofs are not encouraged as a good design solution, this would be on the rear elevation and not visible from the public domain. There would therefore be no visual harm to amenity as a result of the rear extension.

(iii) Impact on residential amenity

7.7 The rear dormer would have two windows and neighbours are concerned about potential overlooking, especially as the site is slightly higher than the properties to the rear in Rowan Avenue. However, the back to back separation distance to the nearest property in Rowan Avenue, is over 46m and this is well in excess of the recommended minimum of 20m contained in the Design Guide. In this established residential area where first floor windows are the norm, then any overlooking resulting from the rear dormer would be unlikely to result in additional loss of amenity. Therefore it would be inappropriate to refuse this application on loss of privacy and overlooking issues, as a very similar impact would arise through the exercise of normal permitted development rights.

7.8 With respect to potential overshadowing and loss of daylight possibly affecting immediate neighbours, the rear extension has an eaves height of 2.9m and would be sited up to the shared boundary with No 20 which also has its own rear conservatory. The proposal is located to the south-west of No 20 so there may be some overshadowing in the afternoon and evening. However, again, regard must be had to permitted development rights for Class A extensions and the height criteria that allows extensions within 2m of a boundary to be up to 3m in eaves height. Since this extension is 2.9m it would fall within this limit and only needs permission because it is 4m deep rather than the permitted 3m. No 16 also has a rear conservatory with angled corner having door taken from the shared drive. Due to the orientation this is unlikely to experience significant additional overshadowing or loss of light.

(iv) Parking

7.9 The proposed alterations result in a 3 bedroom property requiring 2 on site parking spaces. The property has the benefit of the shared drive with a rear garage and a front forecourt that can readily accommodate 2 cars. Therefore there is no highway objection to the proposal.

(v) Noise/other matters

7.10 Whilst work has started on site and it is understood that builders have not been

overly considerate to neighbours who have experienced considerable noise and disturbance, this issue is not strictly a planning matter. Disturbance during construction works is only temporary - the Environmental Health Officer has visited the neighbours and explained considerate hours of work and they know to contact him direct in the event of any further disruption due to noise nuisance.

8 **Conclusion**

- 8.1 Whilst the neighbour's concerns about the commencement of work before permission is issued is noted, a considerable amount of the proposal is permitted development and the applicant has taken the risk to proceed with the whole development. It is considered that the revised plans and reduction in size of rear dormer, results in an improved visual appearance and scale of development that is only marginally larger than what could be constructed under permitted development. The proposal would be visually acceptable in street scene terms and not result in any significant additional loss of amenity to neighbouring residents. Overall it is therefore considered that the proposal complies with both the Borough Design Guide SPD and policy CS16 of the Local Plan and should be granted planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00755 subject to the following conditions;

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Layout and Location Plan Drawing No A-100 Rev A

Existing & Proposed Ground & First Floor Plans Drawing No A-101 Rev A
Existing & Proposed Front and Rear Elevations Drawing No A-104 Rev A
Existing & Proposed Side Elevation Drawing No A-105 Rev A
Existing & Proposed Roof Plan Drawing No A-103 Rev A

Reason: - To ensure provision of a satisfactory development.