
Site Address: 33 Alameda Road, Waterloooville, PO7 5HD
Proposal: First floor extension to allow additional living accommodation incorporating build up of rear gable; velux windows to side elevations; and dormer to front.
Application No: APP/15/00499
Applicant: Mr A Watkins
Agent: Mr D Treagus
Ward: Purbrook

Expiry Date: 01/07/2015
Team: Team 1
Case Officer: Stephen Andrews

Derek Treagus Associates

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site is made up of a detached bungalow with vehicular access to side with detached garage at the rear. There is additional on site parking to the front. The dwelling has been extended to the rear, with second garage/store within the rear garden. There is a conservatory style addition to the rear also.

The rear garden is enclosed by a mix of brick and block walling, timber fencing and hedging.

The area is residential in character with dwellings along this section of Alameda Road made up predominantly of detached bungalows, many of which have some form of roof accommodation. Immediately to the rear of the site are the two storey dwellings within Greenacre Gardens; it is also noteworthy that the rear wall of the existing dwelling lies directly adjacent to the rear boundary of the dwelling at 7 Greenacre Gardens.

2 Planning History

APP/15/00044 - Roof extension over existing flat roof single storey extension, with front dormer and rear Juliet balcony. Refused - 25/03/2015

Planning permission was sought to create a gable end from the hipped roof at the rear of the existing dwelling (with barn hipped top) and to provide a rear Juliet balcony at first floor level. However the 'existing plans' submitted with the above application indicated that the rear part of the dwelling had a flat roof, when in fact it was hipped.

26177/1 - Single storey rear extension. Approved - 27/04/1981.

3 Proposal

Planning permission is sought to alter the rear hipped roof elevation to a blank gable to provide accommodation within the roof space. The proposal would see two rooflights in the side elevations towards the rear, serving a bedroom with additional rooflights in the side facing roof slope serving a bathroom, en-suite and landing. The development also includes the insertion of a front facing dormer window.

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 Design Guide Supplementary Planning Document December 2011

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No response received, however no objection was raised to a previous and similar planning proposal.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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

- (i) Principle of development

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

- (ii) Impact upon the character and appearance of the area

In respect of the impact of the development on character and appearance this is considered to be twofold. The first aspect relating to the inclusion of a front dormer window and the second relating to the additional built form from the rear gable and

how it fits in with the character and appearance of the dwelling.

It was noted on the officer site visit that there were numerous examples of front dormer windows within Alameda Road and that they all varied in scale and appearance. The proposed dormer window is a modest single dormer that would be positioned centrally within the existing hipped roof form of the dwelling. The dormer is considered to be well designed and would be a modest addition within the street scene. Having regard to the prevailing character it is not considered that its inclusion would be out of keeping or visually intrusive.

The new rear gable end could be glimpsed from the street scenes of Alameda Road at the front and Greenacre Gardens at the rear. It is considered that the form on its own could be within the realms of acceptability and would not necessarily be harmful in respect of the public realm.

However the development proposes a new gable end to the rear elevation with no windows or openings at first floor level in the rear elevation. It is considered that the increase in bulk and mass with no break at first floor level in respect of solid form would be detrimental to the character and appearance of the host dwelling. It is therefore the ill conceived design solution and the contrived manner proposed in order to provide roof accommodation that creates harm.

Policy CS16 1(c) of the Havant Borough Core Strategy reflects the requirements of the Borough Design Guide SPD requiring new development to have regard to local context, particularly in regard to height, massing and depth.

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.

The adjoining bungalows have largely retained their existing roof forms, even though many do provide some form of roof accommodation. The development proposed would see a distinct change in roof form, to a point that it would detract from the local character and appearance of the area and that of the host dwelling. The additional form to create a gable end with no rear facing windows or openings at first floor level would give a stark rear elevation that would be at odds with the surrounding development. This is compounded by the fact the original dwelling has already been extended at the rear historically (see planning history Ref: 26177/1).

It is therefore considered that the design of the proposed rear gable, with lack of window detail at first floor level to break up the built form would result in an unacceptable form of development through excessive unbroken bulk and massing. The proposal would therefore fail to suitably integrate with the host dwelling and would be detrimental to the prevailing character and appearance of the area. The proposal would therefore be contrary to section 1 (c) of policy CS16 of the Havant Borough Core Strategy and the general objectives of the NPPF, particularly paragraphs 56, 59 and 64.

(iii) Impact upon residential amenity

In respect of the front dormer window the general outlook would be over Alameda

Road. Although the dormer window would allow views towards the dwellings on the opposite side of the road the separation distances involved would ensure that this would not result in unacceptable levels of overlooking or loss of privacy. Further the proposal would be no more harmful than views currently obtained from standing on the footpath in front of these neighbouring dwellings opposite.

It is therefore considered that the front dormer window would not be unacceptably harmful to residential amenity.

Although it is not overly clear from the submitted plans the two central rooflights shown in the southern side elevation would serve two bath rooms, whilst the central roof light in the northern side elevation would provide light to the stair well. On this basis it is considered that provided the bathroom windows were obscurely glazed there would be no significant harm by way of overlooking or loss of privacy from these windows and neighbour amenity would be protected.

However in respect of the larger windows in the north and south roof slopes, towards the rear, serving bedroom one it is considered that the ability to look over neighbouring gardens from these windows would be significant. The direct views from these windows and resultant loss of privacy is considered to be harmful to the residential amenities of the adjoining neighbours contrary to the requirements of Policy CS16 section 1 (e) of the Havant Borough Core Strategy.

As these windows would provide the only source of light and outlook for the occupants of the application dwelling it is not considered that obscure glazing could be provided to overcome the harm identified above, without creating harm to the occupants of the host dwelling.

In respect of the creation of a rear gable it is not considered that this amendment to the roof form would on its own be harmful to neighbour amenity in terms of scale and bulk. The general separation distances between neighbours and positioning and scale of existing outbuildings would ensure that there would be no increased harm by way of overbearing effect, overshadowing or loss of light.

Consideration has been given to the alternative provision of first floor windows in the rear elevation of the proposed gable end (which would also address the concerns raised in respect of character). However, any new windows in this position would introduce a form of development that would allow a significant increase in overlooking, loss of privacy and the perception of being overlooked; particularly within Greenacre Gardens (numbers 7 and 8).

The proposed rooflights in the north and south elevation serving bedroom one would therefore result in unacceptable levels of overlooking and loss of privacy to neighbouring dwellings as well as increasing the perception of being overlooked. This part of the development would therefore conflict with Policy CS16, criteria 1 (e) of the Havant Borough Local Plan (Core Strategy) 2011, and Paragraph 5.41 of the Borough Design Guide SPD.

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 design of the proposed rear gable, with lack of window detail at first floor level to break up the built form would result in an unacceptable form of development through excessive unbroken bulk and massing. The proposal would therefore fail to suitably integrate with the host dwelling and would be detrimental to the prevailing character and appearance of the area. The proposal would therefore be contrary to section 1 (c) of policy CS16 of the Havant Borough Core Strategy and the general objectives of the NPPF, particularly paragraphs 56, 59 and 64.

The development as proposed would also result in unacceptable harm to the residential amenities of adjoining neighbours by reason of unacceptable levels of overlooking and loss of privacy as well as the perception of being overlooked. The development would therefore conflict with Policy CS16, criteria 1 (e) of the Havant Borough Local Plan (Core Strategy) 2011, and paragraph 5.41 of the Borough Design Guide SPD.

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/15/00499

(A) for the following reason

- 1 The contrived design of the rear extension has resulted in the provision of rooflights in the north and south elevation roof slopes serving a proposed bedroom. These windows would lead to harm to the residential amenities of adjoining neighbours by reason of unacceptable levels of overlooking and loss of privacy as well as the perception of being overlooked. Furthermore the design of the proposed rear gable, with the lack of window detail at first floor level to break up the built form would result in an unacceptable form of development through excessive unbroken bulk and massing. The design would therefore fail to suitably integrate with the host dwelling and its surroundings, and would be detrimental to the prevailing character and appearance of the area. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, paragraph 5.41 of the Borough Design Guide SPD 2011 and the National Planning Policy Framework, particularly paragraphs 56, 59 and 64.