

Appeal Decision

Site visit made on 10 December 2014

by Megan Thomas BA(Hons) in Law, Barrister

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 December 2014

Appeal Ref: APP/X1735/D/14/2227664

200 The Dale, Waterlooville, Hampshire PO7 5JB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Gary Madden against the decision of Havant Borough Council.
 - The application Ref APP/14/00594, dated 4 June 2014, was refused by notice dated 31 July 2014.
 - The development proposed is first and second floor side extension, including new gable wall and extending existing dormer window at attic level.
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Decision

1. The appeal is dismissed.

Main Issues

2. There are two main issues in the appeal:
 - the effect of the proposal on the character and appearance of the host dwelling and its semi-pair and the streetscene
 - the effect of the proposal on the living conditions of the occupants of 198 The Dale with regard to outlook and light.

Reasons

Character & appearance

3. 200 The Dale is a semi-detached dwelling with two storeys. Its semi-pair is 202 The Dale. Several extensions have been made to the appeal property including a rear dormer structure, a hip to gable roof extension and a ground floor side and rear single storey extension. In the rear part of the garden there is a single storey outbuilding. At the front there is off-street parking. No.202 The Dale has a half hip roof and some modest extensions.
 4. The wider area is residential in nature with a variety of dwelling types from detached, semi-detached single and two storeys in height. The appeal property and its semi-pair are in a row three similar dwellings. By contrast no.198 is a chalet bungalow with a gable end facing the road. It has a driveway along the common boundary with no.200. It is in a row of similar properties.
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5. The proposed development would extend the dwelling to the side above the existing single storey extension. The extension would create a new two storey gable end over the footprint of the existing single storey side extension with an extended flat-roofed rear dormer window within the new roof space. The extension would match the width, eaves height and ridge height of the existing dwelling and the extended dormer would match the height and depth of the existing dormer.
6. There is a small wall between no.198 and the appeal site. Otherwise the properties are open to one another. The side extension at the appeal site is about 0.8m from the small boundary wall. The height and bulk of the proposed development would result in the loss of an important visual gap at first floor level between nos 198 and 200. It is important that gaps are retained between buildings. This helps form the pattern of development in this area, which in turn influences local character. From the front, the appeal site would visually dominate no.198 and the amount of built development on the site including the full gable end roof would appear excessively bulky and squeezed into the plot. The proposal would result in an unbalanced appearance of the two semi-detached properties (200 & 202) when viewed together. The character of the original building would be subsumed to the detriment of the host dwelling, no.202 and the streetscene. From the rear, the host dwelling would appear excessively bulky and the loss of the gap at first and roof level would contribute to this.
7. On this issue, I conclude that the proposed development would cause unacceptable harm to the character and appearance of the host dwelling, its semi pair and the streetscene. It would be in conflict with policy CS6 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.

Living Conditions of Occupants of 198 The Dale

8. No.198 The Dale is a chalet bungalow and in the flank wall facing the appeal site there are 4 windows some of which have obscured glass and one of which serves the kitchen. Given the height and depth of the proposal and the limited separation distance between the properties the proposed development would create a stark sense of enclosure for the occupants when in the rooms served by windows on the flank or when outside on their driveway. The expanse of brick wall (and to a much lesser extent the slightly stepped in cheek of the extended rear dormer structure) would be very oppressive.
9. There would also be a loss of light to those rooms and this adds to my concern for acceptable living conditions in the chalet bungalow.
10. On this issue I conclude that the proposal would result in undue harm to the living conditions of the occupants of no.198 The Dale by reason of loss of outlook. The development would be contrary to policy CS6 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.

Conclusion

11. Having taken into account all relevant representations made including the benefits of having additional living accommodation at the appeal site, I dismiss the appeal.

Megan Thomas

INSPECTOR