

Appeal Decision

Site visit made on 11 March 2015

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

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

Decision date: 13 March 2015

Appeal Ref: APP/X1735/D/14/2228058

8 Stephen Close, Waterlooville, Hampshire, PO8 8BE

- 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 and Mrs D Jones against the decision of Havant Borough Council.
 - The application Ref APP/14/00703, dated 3 July 2014, was refused by notice dated 28 August 2014.
 - The development proposed is first floor side extension.
-

Decision

1. The appeal is dismissed.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. 8 Stephen Close is a two storey detached house located in the corner at the end of a cul-de-sac. The other houses in the street are a pair of detached chalet bungalows at the southeast end and a pair of two storey detached houses on the west side, each separated by two linked garages. The properties at the entrance to the street are both substantial two storey houses occupying most of the width of their plots fronting Stephen Close, but set back from the street on their frontage to Idsworth Road. The eastern corner of the close consists of garden belonging to Nos. 1 and 12.
 4. The overall character of the close is spacious, arising partly from the gardens of Nos. 1 and 12, but also because of the single storey garage links between Nos. 4 and 6 and Nos. 10 and 12. No. 8 fills the whole of the width of its plot apart from a small gap on the western side to two storey height, including a substantial element on the eastern boundary.
 5. I consider that the proposed first floor addition to the existing single storey extension on the western side would add to the already substantial bulk and mass of the building and result in an unacceptable loss of space around it. Although the house is sited at the end of the cul-de-sac and there are limited
-

views of it, the closing of most of the remaining gap to No. 6 at first floor level would increase the effect the bulk of the existing house has on reducing the space between it and the neighbouring properties.

6. The proposed flat roof would be out of keeping with the appearance of the surrounding houses which are characterised at upper floor level by pitched roofs. The flat roofs apparent in the close are those of the linking garages and the front dormer windows on the bungalows. Apart from the dormers, there are no flat roofs apparent in views from the street at upper floor level and no two storey flat roofed extensions. The predominant character of development at upper floor level is of pitched roofs. I consider that the proposal would be out of keeping with the character of the house itself and the street scene.
7. I conclude that the proposal would harm the character and appearance of the area because it would detract from the spatial characteristics of the street and the visual qualities of the house. It would be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which requires all development to be of a high quality of design which reflects local characteristics in matters such as massing and plot width. It would also be contrary to the advice in the Council Supplementary Planning Document *Design Guide* 2011 regarding the maintenance of space around buildings.
8. For the reasons given above and having regard to all matters raised, the appeal is dismissed.

PAG Metcalfe

INSPECTOR