

GROUNDS OF APPEAL
ON BEHALF OF
MR. G MADDEN

PLANNING REFERENCE: APP/14/00594

APPEAL STATEMENT
IN RESPECT OF
PLANNING REFERENCE: APP/14/00594

1.0 INTRODUCTION

- 1.1 This statement is provided as grounds of appeal against the decision to refuse planning permission for the erection of a two storey extension at the above address.

Terms of Reference

- 1.2 This application is made on behalf of Mr Gary Madden, 200 The Dale, Waterloooville. PO7 5JB
- 1.3 This grounds of appeal provides further written evidence to support the appeal submission and describes the current proposal.

2.0 BACKGROUND

2.1 A planning application for the erection of a two storey side extension was submitted to Havant Borough Council. The application was validated on 9th June 2014, reference number APP/14/00594.

2.2 The application was refused planning permission on 31st July 2014.

2.3 The application was refused planning permission for the following reasons:

- I. The first floor side extension by reason of its height, mass, bulk, width, design and proximity to the shared boundary with 198 The Dale would result in an un-neighbourly form of development. The extension would be particularly harmful to the residential amenities of 198 The Dale by reason of overbearing effect, overshadowing, loss of light and loss of outlook from the habitable kitchen window. The development therefore conflicts with the requirements of policy CS16 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.*
- II. The first floor side extension by reason of its height, width, mass, bulk, design and proximity to the shared boundary with 198 The Dale would result in the semi-detached dwellings appearing unbalanced with the erosion of space to the side. The result would be an incongruous form of development that creates a loss of space and openness within the street scene to the detriment of the visual amenity and character and appearance of this section of The Dale. The development therefore conflicts with the requirements of policy CS16 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.*

3.0 GROUNDS FOR APPEAL

- 3.1 This statement looks at the grounds for this appeal by considering the policies referred to in making the decision.
- 3.2 Havant Borough Local Plan (Core Strategy) 2011 (Policy CS16), the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.
- 3.3 Policy CS16 states that design should respond to, draw inspiration from and respect local context.
- 3.4 Policy CS16 also states that the design should use characteristics of the locality to help inform the design.

The area surrounding the application site is quiet and suburban and is primarily constituted of a mix of private dwellings. The area is characterised by its diversity. The road itself meanders from London Road, a major link road with Waterlooville and heads East, dog-legging as it bounds the perimeter of Purbrook Park School.

The area is characterised by its diversity. The housing stock is made up of mid-20th century domestic vernacular properties, chalet style bungalows and semi-detached and detached houses, some of which have themselves been subject to development in order to maintain their continuing use.

The palette of materials consists of full or half-brick facades, with render, hanging tiles or combinations of each, making up a diverse, but traditional suite of materials employed; all of which are typical of the period that the vast majority of the dwellings were constructed.

The differing styles of properties also creates a diversity in terms of plot widths; some with shared driveways, ridge heights and set-back from the highway, resulting in an interesting but inconsistent streetscape. Appendix B indicates some of the diversity of building stock with the area.

The materials selected for use in the proposal match the existing and the adjoining attached property.

All of this has resulted in there being no prevalent style to the area, the defining character being given by the use of materials, the diversity of design and the varying heights and widths of the buildings. It is felt that the proposal has been executed in the spirit of the local area, developing and drawing inspiration from the adjoining properties and the wider area, and without specific design cues from its surroundings, has developed the extension by utilising the current form and has resulted in a more balanced principal elevation.

Whilst the development proposal does not specifically utilise any sustainable building methods or alternative means of energy provision, it is proposed that the development, in order to exceed the requirements of the building regulations, would be insulated to a

very high standard to prevent heat loss to the susceptible exposed wall of a semi-detached house such as this.

- 3.5 Policy CS16 states that the development should not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

The proposal site has been subject to development in the past, and where pertinent to this proposal, in the form of a single storey extension, extending into the driveway. A rear access path has been maintained providing a means of approaching the rear of the house. The access path maintains a clear distance of between 750-800mm between the single storey extension and the low boundary wall separating the proposal site with No. 198.

The adjoining property, No. 198 The Dale has a private driveway which measures between 2100mm and 2000mm wide.

At the narrowest point, towards the rear of the property, a clear distance of approximately 2.8M is maintained between No. 198 and the existing flank wall of the proposal site; a distance that will be maintained through this development and there will be no further encroachment towards No. 198.

Due to the orientation of the proposal site and the adjoining property, no overshadowing would be created affecting neighbourly amenity. Appendix A uses site photographs to illustrate the natural casting of shadows by the existing buildings, with the principal habitable spaces of No. 198 enjoying full morning and evening sunlight.

There is therefore, no risk of overshadowing affecting neighbourly amenity.

Privacy and overlooking will not be encouraged or affected by the proposal. All existing fenestration within the current single storey extension utilises obscured glass. Any new glazing to this flank wall would be installed using a similar method and would therefore allow no direct overlooking.

4.0 OTHER MATERIAL CONSIDERATIONS

- 4.1 Having assessed other relevant material, as referenced within the refusal of planning permission, it is felt that the guidelines within the NPPF 2012 and the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 make no further relevant case for the support of a refusal.

5.0 CONCLUSION

- 5.1 This appeal has considered the reasons given to refuse planning permission of the proposed development, and in particular, against the referenced local and national policy documents.
- 5.2 It is the opinion and the conclusion of the appellant that the proposal is consistent with the general terms of Policy CS16 Havant Borough Local Plan (Core Strategy) 2011, the NPPF 2012 and the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011.
- 5.3 It is therefore respectfully wished that planning permission be considered for approval following submission of this appeal.

6.0 APPENDIX A



FIG 1. Front Elevation of No. 200 (on the left) - Image taken 24th September 2014 at 4:13pm. Overshadowing from No. 198.



FIG 2. Rear Elevation of No. 200 (on the right) - Image taken 24th September 2014 at 4:11pm. Overshadowing from No. 198.



FIG 3. Rear Elevation of No. 200 (on the right) - Image taken 21st September 2014 at 08:37am. No Overshadowing from No. 200 affecting No. 198.



FIG 4 & 5. Driveway of No. 200 and No. 198 - Image taken 21st September 2014 at 08:39am (FIG 4) and 09:50am (FIG 5).



FIG 6 & 7. Driveway of No. 200 and No. 198 - Image taken 21st September 2014 at 09:51am (FIG 6) and 12:28am (FIG 7).

7.0 APPENDIX B

7.1 Local Precedent



No. 58 The Dale



No. 107 The Dale



No. 118 The Dale



No. 170 The Dale



No. 177 The Dale



206 The Dale



210 The Dale



212 The Dale

8.0 RELEVANT PLANNING POLICIES

Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.