
Site Address:	17 First Avenue, Havant, PO9 2QN		
Proposal:	Proposed front dormer.		
Application No:	APP/14/00747	Expiry Date:	10/09/2014
Applicant:	Mr & Mrs Cronin	Team:	Team 1
Agent:	Mr Thorns	Case Officer:	Daniel
	Thorns-Young Ltd		Gender-Sherry
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 No.17 First Avenue is a large, detached residential dwellinghouse. The property has a large front driveway spanning the full width of the plot with some planting that separates the middle part of the driveway from the road.
- 1.2 The current roof slope is unaltered on the front elevation and features a 'flared' roof pitch, which shallows in angle towards the eaves. There are currently three flush velux style rooflights in the rear roof slope serving an existing bedroom in the roof space, and a single velux styled rooflight in the west slope.
- 1.3 This section of First Avenue contains a collection of evenly spaced, detached, two storey dwellings, all of which are currently unaltered on both the front elevation and front roof slope.
- 1.4 The road is characterised by the inclusion of mature trees which are interspersed along the road.

2 Planning History

02/67570/000 - Conservatory to rear elevation. Permitted 29/8/2002

3 Proposal

This application seeks permission for the erection of a single dormer to the front elevation, fronting First Avenue. The dormer is intended to allow for the repositioning of the existing staircase leading to the second floor to facilitate the creation of a further bedroom at first floor level.

4 Policy Considerations

National Policies

The National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Havant Borough Design Guide Supplementary Planning Document 2011

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

5 Statutory and Non Statutory Consultations

Non Applicable

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 for this form of development

Statutory advertisement: Not applicable for this form of development

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan and the adopted Borough Design Guide SPD it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact of the dormer design on the character and appearance of the immediate area
- (iii) Impact on neighbour amenity

(i) Principle of development

7.2 The site lies in the built up area of Havant where householder extensions are normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact of the dormer design on the character and appearance of the immediate area

7.3 The Havant Borough Design Guide Supplementary Planning Document 2011 describes the character of this area as a high quality Victorian and Edwardian suburb located north-east of the historic core, known as Denvilles which is distinct from the urban town centre.

7.4 The immediate area retains all original roofs and at present there are no dormers facing the highway. It is noted that this area is home to a diverse mix of dwellings of varying styles, however it is considered that this mix, combined with the spacious nature of the set back dwellinghouses and interspersed mature trees, creates a high quality suburban environment. Original architectural features are abundant along with well kept spacious private amenity areas to both the front and rear of these properties.

- 7.5 In the case of No. 17, its roof is unique in design for this area in that its pitch 'flares' as it approaches the eaves. This distinctive design is visible not only in the First Avenue street scene but also from both connecting roads (Fourth Ave to the west and Carisbrooke Close to the east), and any alterations to this distinctive roof should be carefully handled if they are not to detract from the character of the locality.
- 7.6 In this context it is considered that the addition of the proposed dormer to the front roof slope of No.17 would appear at odds with the surrounding unaltered roofscapes in the First Avenue street scene. Furthermore it is considered that the proportions of the dormer, with a ridge height almost that of the main dwelling and projecting out close to its eaves line, would result in it dominating the front elevation of the dwelling in a manner that conflicts with the Design Guide advice at Paragraph 5.48: *"Dormers should not dominate the roof or the existing building"*.
- 7.7 In detailed design terms, the off-centre location of the dormer would create a sense of imbalance in the roofscape when this dwelling is viewed from the public domain, and the small size of the window is poorly related to the scale of the dormer itself.
- 7.8 Taken together, the proposed dormer is not considered to represent a high quality design in that it would erode the character of the existing dwelling and street scene, and would be inappropriate in detailed design, mass and proportion to the existing dwelling.

(iii) Impact on neighbour amenity

- 7.9 The dwellings in First Avenue are well spaced, and all set back from the road; therefore it is considered that while the addition of this dormer would add an additional vantage point, it only serves a stairwell and therefore any potential overlooking would be both distant and minimal, resulting in an acceptable impact upon any neighbouring amenity.

8 Conclusion

8.1 The addition of this dormer would not represent a high quality design in that it would erode the character of the existing dwelling and street scene, and would be inappropriate in detailed design, mass and proportion to the existing dwelling. As such the proposal is in conflict with adopted Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Council's adopted Borough Design Guide Supplementary Planning Document 2011, and the guidance on design in the National Planning Policy Framework 2012.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00747 for the following reason:

- 1 The addition of the proposed dormer would not represent a high quality design in that it would erode the character of the existing dwelling and street scene, and would be inappropriate in detailed design, mass and proportion to the existing dwelling. As such the proposal is in conflict with adopted Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Council's

adopted Borough Design Guide Supplementary Planning Document 2011,
and the guidance on design in the National Planning Policy Framework 2012.