
Site Address:	72 Soberton Road, Havant, PO9 2EG		
Proposal:	Loft conversion with gable build up and rear dormer.		
Application No:	APP/14/00664	Expiry Date:	21/08/2014
Applicant:	Mrs G Cummings	Team:	Team 1
Agent:	Mr D Treagus	Case Officer:	David Eaves
Ward:	Battins		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The site forms part of a terrace of houses to the south-east of Soberton Road and to the south-west of Bedhampton Way. The dwelling was previously an end of terrace property but following the addition of a side extension (subsequently established by planning permission as a separate unit of accommodation) is effectively now part of a longer terrace.
- 1.2 The dwelling is viewed from the rear from Bedhampton Way and its adjacent footpaths.

2 Planning History

09/65770/005 Change of use from granny annexe attached to No. 72 Soberton Road to separate residential dwelling (No. 72A Soberton Road) Permitted May 2009

04/65770/004 Retention of crenellated brick wall with fence insertions (height 1.7m) and shed fronting Bedhampton Way. Permitted December 2004

04/65770/003 Erection of two conservatories to the rear elevation. Permitted September 2004

02/65770/002 Detached double garage at rear garden. Permitted October 2002

01/65770/001 Two storey extension to side elevation of property, including ground floor granny annex (resubmission). Permitted June 2001

01/65770/000 Two storey extension to side elevation of property, including ground floor granny annex. Permitted March 2001

3 Proposal

Loft conversion with gable build up and rear dormer.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012
Planning Practice Guidance - Design 2014

Core Strategies 2011 forming part of the HBLDF

Havant Borough Design Guide Supplementary Planning Document 2011

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

5 Statutory and Non Statutory Consultations

None

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 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) Effect on neighbouring properties
- (iii) Effect on the character and appearance of the area
- (iv) Effect on the existing property

(i) Principle of development

7.2 The site lies within the built up area where extensions to existing residential properties are acceptable in principle subject to other development control criteria considered below.

(ii) Effect on neighbouring properties

7.3 In terms of the impact on neighbouring properties the main impacts are considered to be to No's 70 and 72a Soberton Road and 119 Bedhampton Way.

7.4 The proposed dormer would provide additional views into the rear of No's 70 and 72a Soberton Road although these would be at an angle. There are conservatories to both the host property and to those either side. It is considered that the proposal would have a limited and acceptable additional impact on the amenities of neighbouring residents in Soberton Road.

- 7.5 The property to the south east No 119 Bedhampton Way has a blank flank wall facing the application site with the exception of a side, partly glazed door. The new dormer would offer an angled view to the rear garden of this property. Given the angled view and the physical separation of the properties it is not considered that any additional overlooking created would be sufficient in itself to warrant a refusal of planning permission.

(iii) Effect on the character and appearance of the area

- 7.6 The proposal has two elements, the building up of the existing pitched roof to form a gable element and the provision of a large rear dormer window.
- 7.7 The gable build up would remove a section of hipped roof which then attaches to the side extension later converted to a separate dwelling. Whilst the change would unbalance the original terrace, given the side addition which retains a hipped roof form this change would be modest and on balance acceptable.
- 7.8 The rear dormer has a design that effectively results in the dormer covering the whole rear roof slope of the extended roof to No. 72. The dormer would have a depth from the ridge to approximately 0.4m from the fascia. The dormer would be approximately 0.3m from the new gable and 0.2m from the boundary of the roof of No.70. It is considered that when viewed from Bedhampton Way (from which it would be clearly visible), the dormer would effectively result in the property appearing as a three storey flat roof building. There are no other similar dormers in the immediate vicinity.
- 7.9 It is considered that this non-traditional, bulky and poorly designed dormer would appear as an alien and intrusive form of addition conflicting with the established form of development in the area and would have a harmful effect on the visual amenities of the area.

(iv) Effect on the existing property

- 7.10 The dormer window would dominate the rear roof slope of the existing modest terraced property and as mentioned above as a result of its mass and bulk would appear from ground level as a full height flat roof extension to the property appearing as a third floor. This addition is considered to be unacceptable and would seriously detract from the character and appearance of the existing building.
- 7.11 Havant Borough Council in accordance with Government advice in the National Planning Policy Framework and within Planning Practice Design provides a clear statement of its design philosophy in the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011. This provides specific guidance in relation to the design of dormers. The Design Guide states:

Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof.

It is considered that the dormer proposed fundamentally conflicts with this clear guidance.

8 Conclusion

- 8.1 In conclusion, the proposed development would be harmful to the character and

appearance of the area due to the design of the proposed dormer and would detract from the appearance of the host dwelling and the terrace. It is therefore recommended that the application be refused planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00664

(A) for the following reason

- 1 The proposed dormer window would by reason of its design, scale, height, mass and bulk be harmful and alien to the character and appearance of the area and detract from the host dwelling and the terrace in which it is located. The proposal therefore conflicts with the policies of the development plan and in particular policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with Havant Borough Council Borough Design Guide Supplementary Planning Document 2011; the National Planning Policy Framework 2012 and Planning Practice Guidance Design 2014.