
Site Address:	8 Oaklands Grove, Waterloooville, PO8 8PS		
Proposal:	New dormer windows to South West and North East Elevations to create an additional bedroom.		
Application No:	APP/14/00554	Expiry Date:	23/07/2014
Applicant:	Mr & Mrs Mpario	Team:	Team 2
Agent:	Mr Davison	Case Officer:	Tina Pickup
	iDraw Limited		
Ward:	Hart Plain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The site lies on the south side of Oaklands Grove and comprises a detached chalet style dwelling - it is one of a row of four very similar properties, all having a distinct architectural design - gable fronted, low eaves with very steep roof pitches, although there is a mixture of houses and bungalow designs in the street. Originally each property had a very small dormer in the each of their side roof slopes. These properties are set back within the plots having front drives for the parking of cars. The application site has an attached flat roof single garage to the south-west elevation.

The application site has already has a large dormer addition in its eastern roof slope, facing No. 10 adjacent. This has a hipped roof to minimise its bulk. No. 6 to the west has also added a large dormer in its east roofslope facing the application site - but this is pitched with a gable end so appears larger.

The separation distance between these similar chalet style dwellings is quite modest - they are set quite close to one another in a line. Between the site and No 10's attached garage is only 2m, but this widens to 4m. On the other side, No 6 is set approximately 5m

The bungalow opposite the site has been extended recently by the addition of a new wing and dormer windows.its design is very different to that of the application site and its neighbours.

2 Planning History

05/70225/000 - Two storey rear extension - permission 22/03/2005

3 Proposal

The proposal involves adding 3 further dormers to the roof - two on the east roof slope and one on the west. These are of the same design as the existing dormer ie they have pitched roofs which are hipped back. They do extend from the ridge. Two of the three are proposed as obscure glazed with top opening only at a height of 1.7m from floor level, but the central dormer on the east side would be clear glazed and fully opening (to provide fire escape from the room).

4 Policy Considerations

National Policies
NPPF

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

and Havant Borough Design Guide, 2011

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

5 Statutory and Non Statutory Consultations

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: 7

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) Design and appearance
- (iii) Impact on residential amenity

(i) Principle of development

7.2 The site lies within the urban area where the principle of development, including extensions is acceptable, but subject to policy and development control criteria, which are considered below.

(ii) Design and appearance

7.3 The original house and the 3 others of a similar design have a very distinct character with steep roof pitch. Both the application site and No 8 have already added large dormers, but each of these still leave a large expanse of the existing roof slope unaffected i.e. the original character of the host dwellings is still apparent. However, the introduction of the 'double' dormer on the east elevation, which would be seen at an angle from the street, would dominate this original

roof slope with a bulky addition and would harm the original character of the dwelling itself. The introduction of a further dormer on the west side would also affect the overall shape and profile of the building, albeit that it would be set towards the rear of the building, but the cumulative impact of these dormers would dominate the appearance of the roof.

- 7.4 The Borough Design Guide recommends the dormers should be set below the ridge and in from the roof edge. In the current application the dormers are tall with a vertical emphasis, spanning the height of the first floor, and although they are set in from the edge of the roof, any off-set below the ridge is so slight as to be undetectable. Whilst this is similar to the existing dormer on the east elevation, this characteristic when multiplied obscures the dominant architectural elements of the steep roof slopes and main ridge. By comparison the approved dormer windows at no.5 opposite were set deeper below the ridge.
- 7.5 In summary the number and size of dormer windows is considered to be poorly related to the characteristics of existing building and the group of similar buildings of which it forms part. Given the limited space between the house and its neighbours, it would create a cramped appearance.

(iii) Impact on residential amenity

7.6 Both immediate neighbours have had rear extensions so the rear facades of the 3 properties are approximately aligned, although No. 6's is single storey only. Due to the tight relationship with adjacent properties the separation distance is very minimal. The proposed dormers would be overbearing and visually dominant from both adjacent properties and would result in the perception of being overlooked, with some reduction of light to the ground floor window at no. 10. Whilst two of the proposed windows would be obscure glass and so would cause little direct overlooking, the middle dormer would be clear and openable which would result in views to the No 10 and the side elevation including their kitchen window.

8 Conclusion

- 7.7 Although the proposed dormers are uninfluenced by the design of the existing, their size, number and design will detract from the predominant residential character of the dwelling and its neighbours. The overall appearance would be harmful to this part of the streetscene and would be overbearing upon neighbours, with some degree of overlooking. As such the proposal is not supported.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00554 for the following reasons:

- 1 The proposed dormers, by reason of their size, number and prominence would have a detrimental effect on the appearance of the building and character of the streetscene. Due to their bulk and the use of clear glass in one instance, they would also appear overbearing at the neighbouring properties, reducing

the degree of neighbouring privacy. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework 2012 and the Havant Borough Design Guide 2011.