
Site Address:	200 The Dale, Waterloooville, PO7 5JB		
Proposal:	First and second floor side extension, including new gable wall and addition of dormer window.		
Application No:	APP/14/00594	Expiry Date:	04/08/2014
Applicant:	Mr Madden	Team:	Team 1
Agent:	Mr Lawrence	Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application property is made up of a two storey semi-detached dwelling of brick and plain tile construction. The dwelling has had various works undertaken including a hip to gable extension, insertion of a rear facing flat roofed dormer window, a single storey side and rear extension and decked area to the rear. The dwelling also has a detached annex building at the bottom of the rear garden. There is on site parking to the front with access onto The Dale.

The immediate area is residential in nature comprising of detached and semi-detached dwellings one and two storeys in height. Whilst there is architectural variety within The Dale this dwelling is one of a row of three pairs of semi-detached dwellings similar in style and appearance.

2 Planning History

APP/12/00987 - Retention of raised decking area with timber balustrade and erection of new 2.5m wall to north of decking area. Approved - 14/11/2012.

3 Proposal

Planning permission is sought to extend the dwelling to the side, above the existing single storey extension. The extension would create a new two storey gable end over the footprint of the existing single storey side extension with an extended flat roofed rear dormer window within the new roof space. The extension would match the width, eaves height and ridge height of the existing dwelling and the extended dormer would match the height and depth of the existing rear dormer.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Development Engineer - No objection

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: 3 (5 people)

Summary:

- The previous works conflict with the Party Wall Act (not a material planning consideration)
- Devaluation of property (not a material planning consideration)
- Contravening of parking regulations and obstruction during construction (not a material planning consideration)
- Loss of space between dwellings
- Overbearing effect - particularly of 198 The Dale
- Loss of natural light to kitchen of 198
- Overdevelopment
- Out of Character
- Scale and design out of keeping with similar houses
- 'Cramming in'
- Highway safety and neighbour amenity concerns during construction
- Noise and dust and harm to Human Rights during construction

Comment:

The material objections raised above have been considered and addressed in section 7 of this report.

7 Principal Issues

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area
- (iv) Other issues

- (i) Principle of development

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

(ii) Impact on neighbour amenity

The application proposes a new two storey gable end over the footprint of the existing single storey side extension with an extended flat roofed rear dormer window within the new roof space. The extension would match the width, eaves height and ridge height of the existing dwelling and the extended dormer would match the height and depth of the existing rear dormer.

It is considered that the new built form, which would see a full two storeys, with accommodation within the roof space, built up to within 0.5m of the shared boundary with 198 The Dale and 2.5m of the dwelling of 198 would result in a dominant and oppressive form of development.

Immediate neighbour 198 is a detached chalet bungalow with centrally positioned ground floor kitchen window in the flank elevation facing the application site. There is already a reduction in natural light to this room following the construction of a single storey extension to the side and rear of 200 The Dale (built without planning permission). However, there is still some natural light received to this room and the ability to see sky when looking towards the rear of 200 and on balance is at the limits of acceptability in terms of built relationship and impact.

If the development was to be approved the additional built form at first floor level and above, close to the boundary with 198, would tip the balance against the residential amenities of 198. The outlook from the kitchen window, a habitable room, would be bleak with the view dominated by a stark brick wall which would appear overbearing and oppressive. Further there would be a marked reduction in natural light to this room resulting in a very dark and unattractive environment.

It is therefore considered that the proposed first floor side addition would result in an un-neighbourly form of development that would be unacceptably harmful to the residential amenities of 198 The Dale by reason of overbearing effect, overshadowing, loss of light and loss of outlook. The development therefore conflicts with the Borough Design Guidance and Policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The street scene of this section of The Dale is varied in architectural style, with single and two storey dwellings, detached and semi-detached. The application property however is one of three pairs of similar style and appearance, two storey semi-detached dwellings, which offer an attractive continuity to a small section of The Dale. The main consistent theme throughout this part of The Dale however is the spacing between dwellings, particularly at first floor level.

The development as proposed would see the current dwelling extended at the side, with the same width, eaves height and ridge height as the host dwelling to within 0.5m of the shared boundary with 198. It is considered that the additional built form would result in an unbalancing of the semi-detached dwellings and a loss of important space between 198 and 200 The Dale. The result would be an incongruous form of development that would appear overly dominant and bulky detracting from the otherwise spacious and simplistic appearance of 200 The Dale, the site and street scene as a whole.

Policy CS16 High Quality Design of the Havant Borough (Core Strategy) Local Development Framework 2011 states:

"Planning permission will be granted for development that is designed to a high standard..." In respect of design requirements criteria 1 c) of the policy requires development that *"Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and depths, materials and proportions of windows and doors;"*

Having regard to the requirements of policy CS16 it is considered that the development fails to meet the design standard required and through its excessive width and height, close to the shared boundary with 198, would fail to integrate with and respect the important spacious characteristics of the locality and simplistic and attractive design of the host dwelling.

Havant Borough Council Borough Design Guide is a supplementary planning document and sets out design considerations which will be applied in the Borough. Section 5.3 relates to Extensions and Additions to Existing Residential Properties. Paragraphs 5.37 and 5.38 consider side extensions and states that:

It is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition. Two storey side extensions should be set back behind the main building line. The ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage.

The current proposal does not read as subservient to the to the original dwelling. The Design Guide goes on to state that:

It is important that gaps are retained between buildings. This helps form the pattern of development in an area, which in turn influences local character. Therefore, side extensions which have a negative effect on the gap between buildings should be resisted. This is particularly important for two storey extensions, which can also cause adverse effects on neighbouring properties, such as overshadowing. In general, the extension should not be closer than two metres from the boundary with neighbouring properties.

The current proposal detracts from the gap between properties at first floor level and dominates the neighbouring property as set out above.

(i) Other issues

The highway engineer has considered the proposal and confirmed that there would be no change in the parking provision required for the site, which will remain as existing. In respect of construction traffic there will inevitably be some disruption during the construction phases, however this would be for a limited period and would not be a reason to withhold planning permission. Any obstruction created during the course of development would not be a material planning consideration.

It would be normal practice for the Environmental Health Department to control unacceptable levels of noise and disturbance, however, a condition could be attached to a grant of planning permission to limit the hours of works and deliveries.

8 Conclusion

The additional built form to the side, close to the shared boundary with 198 would result in an un-neighbourly form of development that would be unacceptably harmful to the residential amenities of 198 The Dale by reason of overbearing effect, overshadowing, loss of light and loss of outlook.

In addition the development by reason of its height, width 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 a 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. Further the proposal could lead to an unacceptable precedent, which if replicated would result in a 'terracing effect' of development along The Dale which would significantly alter its prevailing character and appearance.

The development as proposed conflicts with the requirements of policy CS16 High Quality Design of the Havant Borough (Core Strategy) Local Development Framework 2011 and the NPPF, 2012 as such the application is recommended for refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00594

(A) for the following reasons

- 1 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.
- 2 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.