
Site Address: 85 Geoffrey Avenue, Waterlooville, PO7 5BH
Proposal: Side extension and roof alterations to front, side and rear to allow extended first floor living accommodation, incorporating rear balcony.
Application No: APP/14/00745 Expiry Date: 19/09/2014
Applicant: Mr Ozdemir Team: Team 1
Agent: Ms Beck Case Officer: Richard Temple
Ward: Purbrook

Recommendation: **REFUSE PERMISSION**

1 Site Description

The site consists of a semi detached single storey bungalow with a hipped roof in an established residential area, driveway to front and garden to back, bounding open countryside to the rear.

2 Planning History

APP/11/01781 Permission granted for 'Retention of attached garage'. This followed an enforcement investigation which required the application to be submitted.

3 Proposal

The proposal is for a side extension with roof extension to front, side and rear to allow extended first floor living accommodation, incorporating rear balcony. The first floor living accommodation also incorporates a dormer which wraps around the front, side and rear elevations.

4 Policy Considerations

National Policies

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

Highways Officer- No objections

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: None

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
- (iii) Impact on neighbouring residential amenities

(i) Principle of development

7.2 The site is located within an existing residential area; as such it is considered there is no objection to the principle of development in terms of householder extensions.

(ii) Design

7.3 The site currently forms a symmetrical, balanced, hipped semi-detached property. It is only marginally unbalanced by the dormer window of the attached neighbouring property at No. 83. The proposal would un-balance its visual appearance and the appearance of the semi-detached pair in the street scene. Whilst permitted development rights are such that a hip to gable change could be implemented without planning permission, the change needs planning permission in this instance by virtue of the proposed roof over the existing side extension which would not meet the requirements of Class B of the General Permitted Development Order, and the dormer additions that also form part of the scheme. Therefore it is appropriate to consider the visual impact of the proposed roof alterations as part of this proposal.

7.4 The roof alterations include the provision of a sizable flat roofed dormer encompassing the front, side and rear elevations of the dwelling. The side and rear elevations in particular would be dominated by the dormer design. The dormer is sited such that it is aligned with the ridge of the existing bungalow, which does not strictly comply with the Borough Design Guide SPD which recommends dormers being below the ridge line. The appearance of the dormer when coupled with the extension of the existing hipped roof over the existing side extension gives an awkward and obtrusive appearance, whereby the site would appear as an overextended property with a substantially flat roofed two storey character, quite at odds with the character of the area and out of keeping with the architectural character of the pair of dwellings to which it belongs. This is contrary to the Borough Design Guide SPD and Policy CS16 of the Local Plan, both of which look to new development to provide high quality design that is in keeping with the context of the site.

- 7.5 The continuation of the hipped roof over the existing side extension is considered (when viewed in isolation) to be acceptable visually. Any attempt to set the roof extension down from the ridge and back from the front would relate poorly with the existing side extension and result in an odd relationship with the main property.
- 7.6 On this otherwise largely balanced semi-detached pair of properties, it is considered that the combined visual bulk and mass of the front, side and rear dormer structure and side extension of the existing hipped roof would be overly dominant and out of keeping with both the street scene and character of the original modest bungalow and semi-detached pair.

(iii) Impact on residential amenity

- 7.7 The rear section of the dormer would feature a balcony with generous external space from which significant overlooking of the neighbouring attached property would arise. Whilst it is recognised that the attached neighbouring property at 83 Geoffrey Avenue has outward opening doors at first floor level in its rear dormer that are over the flat roof of its single storey extension; this roof is controlled by a condition imposed on the permission (03/64193) for the single storey rear extension to prevent it becoming a balcony. It is considered that the balcony proposed in this case would lead to damaging overlooking and loss of privacy to the immediate rear garden of number 83. This is contrary to policy CS16 of the Local Plan and the Borough Design Guide SPD.
- 7.8 With regard to the adjacent detached property at 87 Geoffrey Avenue, this is a two-storey detached property set further back into its plot with a blank side gable facing the application site which would largely screen the proposed works. No loss of amenity to this property is likely to occur as a result of the proposed development.

8 Conclusion

- 8.1 The proposed side roof extension, combined with the proposed wrap-around roof dormer and roof terrace, are considered overly large and dominant, detrimental to the character of this modest bungalow, unbalancing the semi-detached pair overall. This would result in a detrimental impact on the street scene and local character, and also result in damaging loss of privacy through overlooking to number 83 Geoffrey Avenue. The proposal is therefore considered contrary to the design guidance set out in the NPPF, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Borough Design Guide SPD.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00745 for the following reasons:

- 1 The proposed side roof extension, combined with the proposed wrap-around flat roofed dormer and roof terrace, are considered overly large and dominant, detrimental to the character of the existing property, and unbalancing the pair of semi-detached properties to which 85 Geoffrey Avenue belongs. The development would therefore be detrimental to the character of the street scene and local area, and contrary to the design guidance set out in the National Planning Policy Framework 2012, policy CS16 of the Havant Borough

Local Plan (Core Strategy) 2011, and the Havant Borough Design Guide Supplementary Planning Document 2011.

- 2 The proposed rear balcony by reason of its size and location would result in an unacceptable loss of privacy through overlooking to the rear garden of number 83 Geoffrey Avenue, thereby harming the residential amenities of that property. The development would therefore be contrary to policy CS16 of

the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.