
Site Address:	7 Yoells Crescent, Waterloooville, PO8 9SH		
Proposal:	Two storey side/front extension.		
Application No:	APP/13/01188	Expiry Date:	21/01/2014
Applicant:	Mrs Campbell	Team:	Team 2
Agent:		Case Officer:	Jenna Shore
Ward:	Hart Plain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling with a pitched roof and constructed from red multibrick. The dwelling has been extended to the rear by means of a single storey extension To the side is a single storey element which forms the full length of the dwellinghouse and incorporates a garage.
- 1.2 To the west is the adjoining dwelling of similar size and design. This dwelling has also extended to the rear to the same height and length to that of the application site. The boundary treatment between the dwellings consists of a 1.5m fence. To the east is a semi detached two storey dwelling. Due to the curvature of Yeolls Crescent this dwelling is almost perpendicular to that of the application site. The dwelling has been extended to the side by a conservatory. To the east the boundary (1.8m fence) of the application site is shared by three dwellings. To the rear are dwellings of a similar design and size, these are partially screened from view by vegetation.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to erect a side and rear two storey rear extension incorporating the existing garage to the side. The proposal is indicated to be 0.9m from the shared boundary to the east. The side extension protrudes beyond the front elevation by 1.1m. Windows are proposed to the front, side and rear.
- 3.2 The ground floor of the extension includes a large garage and a master bedroom and en suite and first floor level. Taking the number of bedrooms from three to four.
- 3.3 Windows are proposed to the front, side and rear and both ground and first floor.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

Hampshire Biodiversity Information Centre

Pipistrelle Bat species roost within 50m of application site

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: 12

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: 5

Five letters of objection have been received from four addresses outlining the following concerns:

- 1) The proposal is a step too far encroaching out of the building line to the front, side and rear
- 2) The proposal is unnecessarily large and is likely to appear overbearing
- 3) The proposal is likely to appear out of keeping in terms of bulk and the incorporation of a double garage within the streetscene
- 4) The proposal is likely to set a precedence and leading to an increase on the pressure for parking
- 5) The proposal is likely to result in the loss of winter sun to the east
- 6) The proposal is likely to result in overlooking to the east
- 7) The proposal is likely to result in an increase on the pressure for parking and may lead to a negative impact on highway safety
- 8) Development eastwards to this extent would result in a loss of visual amenity and will appear overbearing
- 9) The proposed bedroom increases the width of the dwelling by 100-150% seems unnecessary
- 10) The proposal may result in a terracing effect and an imbalance to the symmetry of the semi detached dwellings

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 neighbours

(iii) Effect on the character of the streetscene and the existing dwelling

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 The highway of Yoells Crescent has a curved approach causing dwellings eastwards to be located perpendicular to that of the application site with shorter rear gardens when compared to that of No.7. Perception of space is already limited when stood in the rear garden particularly of No.9 Yoells Crescent. The movement of mass and bulk further eastwards resulting from the proposal within 0.9m of the shared boundary and 4m to the conservatory at N.9 is likely to reduce the perception of space further leading to an overbearing and visually intrusive form of development to both the occupiers of No.9 and No. 11. This is further exacerbated through the incorporation of a side facing gable end which leads to bulk at height. The design and proximity to the boundary is likely to lead to an oppressive form of development.

7.4 Windows are proposed to the ground and first floor of the east facing elevation. These are not indicated to be frosted or high level. The close proximity of the development to the shared boundary is likely to lead to direct overlooking to the rear gardens of No.9 and No.11 and to the windows of No.9.

7.5 As noted in paragraph 7.3 the proposal and No.9 are located perpendicular to each other. The triangle shaped plot at No.9 means that the gap between the two dwellings narrows bringing the dwellings closer together. The gap between the two dwellings and the degree to which this narrows may not be evident immediately from the front elevation but becomes more apparent from the rear gardens of No.9 and No.11. The reduction of this gap is likely to lead to some reduction in direct sunlight with this gap being the only source of direct sunlight during the winter months. The proposal is therefore likely to result in a loss of light to the neighbouring rear gardens.

(iii) Effect on the character of the streetscene and the existing dwelling

7.6 The front elevation of the dwellinghouse is noted to be 5.7m in width, the width of the proposed front elevation is 7.9m. The proposal therefore represents a significant increase, loss of symmetry to the pair of semi detached dwellings and is also likely to lead to a terracing effect.

7.7 The design of the proposal to the front is considered to be of limited merit with garage doors and first floor windows set off to one side leading to further in balance in the symmetry of the dwelling and appearing incongruous within the streetscene.

7.8 The streetscene of Yoells Close consists of semi detached two storey dwellings, the streetscene has a spacious feel with gaps between each pair. The reduction in the uniform nature of these gaps would be contrary to the advice offered within the Havant Borough Council Borough Design Guide Supplementary Planning Document most notably section 4.2 and paragraph 5.38. The dwellings, at least to the front, appear relatively original with the odd porch enlargement. No other two storey side extensions were noted within the streetscene. This application would therefore set a precedent and as a result a high level of design would be required.

- 7.9 Policy CS16, section (c) of the Havant Borough Local Plan (Core Strategy) states the following:

c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors.

Due to the proposed width, increase in development forward of the building line and extent of mass in close proximity to the shared boundary the proposal is considered to be contrary to the objectives of Policy CS16 to the detriment of the character of the existing dwelling and the streetscene.

- 7.10 The Havant Borough Council Borough Design Guide Supplementary Planning Document also states the following (paragraph 5.37)

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 angle of the roof should be the same as or similar to the existing roof.

The proposed side extension protrudes beyond the front elevation by 1.1m, although the ridge height is less than the existing dwelling the movement forward does not appear subservient and appears more dominant than that of the original dwelling. The side extension in terms of its size, bulk, siting forward of the building line appears contrived and is contrary to advice within the design guide and the objectives of Policy CS16.

8 Conclusion

- 8.1 The proposed extension is likely to have an adverse impact on the neighbouring dwellings to the east. Due to the overall scale and design and the siting in close proximity to the boundary It is likely that the development will appear overbearing and visually intrusive. The proposed side windows are likely to result in a loss of privacy to the garden and windows of the neighbouring dwellings. The reduction in the gap between the two properties is also likely to result in some loss of direct sunlight especially within the winter months.
- 8.2 The design, by virtue of the scale and siting is likely to appear contrived, leading to a detrimental impact to the character of the existing dwelling and the streetscene, contrary to the advice provided within the Havant Borough Local Plan and the objectives of Policy CS16 of the Havant Borough Local Plan (Core Strategy). The proposal also sets a precedent for development of this kind in this area of Yoells Crescent.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/13/01188 for the following reasons:

- 1 The proposed development by virtue of its siting, design and excessive

building bulk adjacent to No.9 Yoells Crescent, would result in a loss of outlook, privacy and loss of light detrimental to the residential amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 The proposed development by reason of its siting, design, bulk and height in a prominent location within the Yoells Crescent would be an incongruous feature within the streetscene to the detriment of the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.
- 4 The proposal would create an undesirable precedent which would make it difficult to refuse further similar applications. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.