
Site Address:	9 Ripon Gardens, Waterloooville, PO7 8ND		
Proposal:	Two storey side extension.		
Application No:	APP/14/00304	Expiry Date:	01/07/2014
Applicant:	Mr Cork	Team:	Team 2
Agent:		Case Officer:	Heather Lealan
Ward:	Cowplain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 Ripon Gardens is a cul-de-sacs within an urban residential area. The properties are predominantly two storey detached and small terraces of three or four dwellings. Car parking is provided in central parking courts and landscaped areas are features adjacent to the parking. The road also provides a good degree of smaller housing units in the form of one bedroomed houses which adjoin the end of the terrace houses at right angles.
- 1.2 No.9 is one such dwelling. It has one bedroom and bathroom at first floor and an open plan lounge and kitchen area on the ground floor. The property has a 10m rear garden. The adjoining neighbour to the east of the site, No. 8 Ripon Gardens, is also a 1No. bedroomed dwelling.
- 1.3 The neighbour to the south, No.6 Plumpton Gardens, is located centrally within its plot with No.9 and No.8 Ripon Close adjoined to its northern side elevation.

2 Planning History

None applicable

3 Proposal

- 3.1 The application proposes the erection of a two storey side extension. The proposal will project from the western elevation of the dwelling and have dimensions of approximately 4.3m deep by 6m wide by 8m high; its pitched roof will tie in to the ridge height of the main dwelling and feature a gable end design with a pitched roof dormer to the front, (northern), elevation.

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 (December 2011)

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

5 Statutory and Non Statutory Consultations

Highway Engineer

No comments

Officer Comment - Currently there no onsite parking spaces and so the increase to two bedrooms will not warrant a reason for refusal on highway grounds.

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: 8

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) Impact of the design on the character and appearance of the immediate area
- (iii) Impact on neighbour amenity
- (iv) Impact on future living conditions of occupiers

(i) Principle of development

7.2 The site lies in the urban area. The proposal represents an extension to an existing dwelling and is considered acceptable in principle, subject to meeting the requirements of the development considerations below.

(ii) Impact of the design on the character and appearance of the immediate area

7.3 The guidance set out in Section 5.3 of the Borough Design Guide regarding extensions to existing residential properties requires that new development should remain 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. In this regard, the proposal does not accord with the Borough Design Guide in that it continues the line of the main roof ridge and would appear if constructed to be part of the original dwelling. However, given that the level of impact

posed by the two storey extension would be minimal in terms of the visual appearance of the existing streetscene, it is considered that the scheme would be appropriate in design and would have a minimal impact on the character and appearance of the area. The two one bedroom dwellings are not readily visible as a pair from many vantage points due to the layout of the cul-de-sac and the extension will accord with other longer building form within the immediate locality.

(iii) Impact on neighbour amenity

- 7.5 When considering the policy context for the impact of development on neighbouring amenity, Policy CS16 of the Local Plan (Core Strategy) builds on the guidance in the NPPF regarding the relationship of new development to neighbouring buildings and requires that new development should not cause unacceptable harm to the amenity of neighbours through, amongst other criteria, loss of outlook. Whilst what is being applied for by this application is a side two storey extension, the impact on the property to the south would be similar to that of a rear extension due to the configuration of the application site and the dwelling to the south, (No.6). The design guidance in the Borough Design Guide SPD sets out:

Rear extensions should be sympathetic and subservient to the original design of the building. They also need to have particular regard to neighbouring properties and should not cause an adverse affect, such as overshadowing, (paragraph 5.41). Rear extensions should be a maximum of 3 metres from the rear wall of the existing house, providing that this does not have an adverse effect on neighbouring properties. The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone. (paragraph 5.43)

- 7.6 With regard to the extensions proposed it is clear that there is only one neighbouring property to consider in this case - No. 6 Plumpton Grove to the south. With regard to No.6, this property lies in a recessed position relative to the application dwelling and the second adjoining dwelling, (No.8), with its front and rear building lines 1m in front the side elevations of No's 9 and 8.
- 7.8 The two storey extension proposed, in projecting the main body of the dwelling house 4.3m beyond the original front building line of No.6, and lying adjacent to the common boundary, will have a significant impact upon the level of amenity currently enjoyed from the lounge window and to a lesser extent the first floor bedroom window.
- 7.9 Having regard to the advice regarding extensions to dwelling houses contained within the Borough Design Guide, whilst the design of the proposal is sympathetic to the host dwelling, it is clear that its depth exceeds that recommended in paragraph 5.42, whilst its proximity to the boundary also does not accord with the guidance in that paragraph. Its positioning relative to the lounge window of No.6 clearly fall well within the 45 degree overshadowing zone and thus overbearing can be expected. It is noted however that No.6 is located to the south of the application site and so the impact on loss of direct sunlight will be reduced but the sense of overbearing and overshadowing from such a dominate extension will remain.
- 7.10 Given the degree to which the open outlook to north contributes to the amenity of No.6 due to the location of the lounge and bedroom windows, it is considered that the loss of outlook would result in the development appearing overbearing and harmful to the amenities of this property. In both respects the development would not meet the requirements of Policy CS16 of the adopted Local Plan (Core Strategy), nor the

guidance set out in the Borough Design Guide.

(iv) Impact on future living conditions of occupiers

- 7.11 The proposed extension would convert this 1.No bedroomed unit into a 2No unit which would be of sufficient size to be a family home. Therefore the garden size should meet the requirements of the Borough Design Guide, that being a minimum of 10m in depth. The proposed extension would result in a garden size of only 7m which is below the required standard. As such it is considered that the development would not meet the requirements of Policy CS16 of the adopted Local Plan (Core Strategy), nor the guidance set out in the Borough Design Guide. in terms of the future living conditions of the occupiers of the dwelling.

8 Conclusion

- 8.1 The proposed development is considered to be acceptable in terms of its design in relation to the host property. However, the impact of the proposed two-storey extension is such that it will be overbearing and cause a significant loss of light and outlook to No.6 Plumpton Grove, to such an extent that the development would not meet relevant Local Plan policy and adopted design guidance. Furthermore it is considered that the remaining garden area would be insufficient to meet the requirements of the future residents. The application is therefore recommended for refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00304 for the following reasons

- 1 The proposed development would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and 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 Development of the site in the manner proposed would amount to over-development, in that it would provide unsatisfactory garden amenity space due to the cramped and congested layout. The proposal is therefore contrary to policy CS16 and the Borough Design Guide which form part of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework 2012.