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Appeal Decision

Site visit made on 28 June 2010

by David Green MRICS DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

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Decision date: 6 July 2010

Appeal Ref: APP/X1735/D/10/2128475
62B Hart Plain Avenue, Cowplain, Waterlooville, PO8 8RX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Smallridge against the decision of Havant Borough Council.
- The application Ref 10/62019/001, dated 28 January 2010, was refused by notice dated 16 April 2010.
- The development proposed is described as "front & rear dormers to form elderly person's accommodation".

Decision

1. I dismiss the appeal.

Main issue

2. I consider the main issue arising in this case to be the effect of the proposed front dormer windows on the character and appearance of the area.

Reasons

3. I noted during my site visit that the area immediately adjoining the appeal site is characterised by two storey detached houses and chalet bungalows set on varying building lines to Hart Plain Avenue, which rises gently from west to east. Much of the frontage of the site is demarked by a high laurel hedge, although the upper part of the detached house comprising No 62B is readily visible from the highway, particularly as it lies much closer to the road than many of its neighbours.

4. Accordingly, the proposed dormer windows would be highly visible in the street scene, despite partial screening afforded from the east by the orientation of the host house and from the west by the detached garage located in the front garden of No 64. In my judgement, the development would appear as an excessively bulky and incongruous feature that would dominate the roof of what is at present a double garage attached to the side of No 62B. It would extend across a large proportion of the existing garage roof and in my opinion its design would relate poorly to the existing architectural features of the house.

5. I have therefore concluded that the proposed front dormer windows would be harmful to the character and appearance of the area and contrary to policy D1 of the adopted *Havant Borough District-Wide Local Plan*. Amongst other things, that policy requires development to be of high quality design that respects and enhances local character.

6. In reaching this view, I have had regard to the fact that there are other front dormer windows to be found in the vicinity of the site, for example at the chalet bungalows comprising Nos 60A and 62A. However, I consider the form and proportions of those dormers to be far better related to the roofscape of which they form part and their existence cannot justify the unduly obtrusive development currently before me.

7. I have regard to all other matters arising in this case, including the appellant's references to the reasons behind the proposed development, but have found nothing of sufficient weight to lead me to a different decision.

David Green

Inspector