

PLANNING APPEAL

FULL STATEMENT OF CASE

To raise roof ridge height and addition of dormers

At

28 Lynwood Avenue

Waterlooville PO8 8PZ

March 2021

Prepared by

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This appeal has been lodged against Havant Borough Council's decision to refuse planning application APP/20/01094. After due consideration, the application was refused by the Council on 3rd March 2021 for the following reasons:

- **The proposed provision of two side dormers and raised ridge would result in a contrived and incongruous design which would have a harmful impact on the existing property, detracting from the character of the street scene and the visual amenity of the immediate locality. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.**



Site and Surroundings

This appeal site is a detached bungalow located on the east side of Lynwood Avenue, close to the junction with Sutton Road. The existing property has a pitched roof, which is the subject of the application. The principle elevation comprises of horizontal cladding and cream render to the remaining elevations. The character of the area is predominantly residential with most of the properties being bungalows; some of which are single storey while others are two storey.

The wider character includes a mixture of older bungalows and bungalows/houses that have been modernised by way of extensions and loft conversions. The site is also within walking distance of a range of local shops and bus services.

The building is not listed or locally listed and is not located within a conservation area, an area of special urban character and does not have any trees on site that are subject to any Tree Preservation Orders.

Relevant Planning History

None

Appeal Proposal

The appeal seeks full planning permission for alterations to the existing ridge and also the addition of dormers to both side elevations of the roof pitch.

Key elements of the proposal are:

- Raise the existing ridge height by 1.1 metres.
(Existing Height is approximately 4.7 metres)
- Addition of dormers to both side elevations of roof pitch.
(Dormer widths of approximately 8.7metres, depths of 2.5 metres, 2 metre in height)

The overall scale and presentation of the development would continue to respect the evolving residential character of the location and would also introduce a positive building form to add to the diverse residential character of the area. Care has been taken to reflect the existing materials; Proposed materials include tiles to the roof to match those existing, hanging tiles are also proposed to the dormers to match existing roof as closely as possible.

Principle of Development

The application site is located within the defined urban area, therefore development is considered acceptable.

The proposal is of a sensible design and will function well, adding to the overall quality of the area not just for the short term but over the lifetime of the development.

The proposal will become a family home for the long term and is not being developed for financial gain.

The proposal has already undergone amendments which manifest in the raising of the height of the dormer glazing to reduce overlooking to the north and south as well as raising of the dormers higher above the eaves to seek to address concerns regarding impact on the character and appearance of the area.

It has already been considered by the Council that the proposal **will not** appear overbearing or lead to overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, **meeting the requirements** of Policy CS16 of the HBLP (Core Strategy).

In addition the Council's own policies support a mix of housing to meet the varying needs of small and large households.

Notwithstanding the merits of the proposal, the Council refused the application for the following reason which has been addressed below:

Character and Design

- The proposed provision of two side dormers and raised ridge would result in a contrived and incongruous design which would have a harmful impact on the existing property, detracting from the character of the street scene and the visual amenity of the immediate locality. It is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

The immediate area is characterised by a mix of single and two storey bungalows. The roof line in Lynwood Avenue is not one of uniform, it is made up of many different roof designs and ridge heights. On one side of the road a number of properties already have small dormers within their roof pitch and some have windows in their end gables which either look out over the road or neighbouring gardens (see Appendix A).

The current street scene in Lynwood Avenue and also the surrounding area is one of development and modernisation. Some properties have simply added velux windows to the current roof pitch while others have added either a porch, larger ground floor front extensions or rear dormers. This has already changed the look of the street and made it somewhat diverse. These additions can be seen in Appendix A.

A number of properties in the immediate area have already received planning approval and have undergone development.

Below is the corner property which joins Silverdale Drive and Lynwood Avenue which has had dormers constructed within their roof space.



Location 1 – Silverdale Drive/Lynwood Avenue Junction.

Another such development is at one end of Lynwood Avenue in Silverdale Drive, this proposal received approval and the plans for the dormers were very much like our rejected proposal. You will see from the pictures below the transformation it has undergone and how it now looks next to the

neighbouring properties. This property now looks totally different. I do not believe this to be harmful in any way, nor must the Council to have granted approval ref: APP/19/00335. Please see https://planningpublicaccess.havant.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_245788 for the original elevations to fully appreciate the change in appearance.

Although it has an incongruous design, I believe that this property is now an improvement on what was there before (see neighbouring property to the left) and hasn't harmed the visual amenity of the immediate locality, despite being located close to the road.



Location 2 – 135 Silverdale Drive



Location 2 – 135 Silverdale Drive

Please see Appendix B for examples of the developments within our area.

As detailed in the officer's delegated report, our neighbouring property '35 Sutton Road' is a two storey dwelling. This property was originally a bungalow in the same design as ours. You will see from the pictures below that the property has undergone some major development and now looks completely unique in comparison to other properties located within the area. The previous roof line can still be seen on the front where the new bricks are a slightly different colour.



Location 3 – 35 Sutton Road/28 Lynwood Avenue



Location 3 – 35 Sutton Road/28 Lynwood Avenue

Parking

Although not a reason for refusal, parking was highlighted as there was a possible issue with the parking configuration provided on the original block plans. For clarification, the hardstanding area will be extended across the front of the property to create a larger area for vehicles to park. The turfed area will be replaced with block paving so that there will be enough room for three cars to have unrestricted access via the drop kerb. This does not include use of the garage which could be a fourth space.

Summary

It is our opinion that the refusal of our application was harsh when compared to applications that have recently been granted approval.

We do not believe that the proposal would have a harmful impact upon the character of the property, street scene or the visual amenity of the immediate locality and believe that it would enhance the existing property. We live in a diverse area where the majority of the properties look different in some way and this proposal would have no more impact on the area than the other approved developments or our neighbours property in Sutton Road.

Overall the proposal will not result in any neighbouring property suffering a loss of privacy, outlook, daylight or general amenity. It is noted from the Delegated Report that the Council has not raised any reason for refusal on these grounds.

Having consulted many of our neighbours, they were in favour of the development and did not think that it would look out of place given the properties that are already in the area.

On this occasion we do not believe that the rules of natural justice have been applied to our proposal or that policy CS16 of the Havant Borough Local Plan has been applied correctly in this case.

The Inspector is requested to allow this appeal and grant planning permission subject to conditions.

Attachments

Appendix A - Lynwood Avenue Roof and Development Examples

Appendix B - Developed Properties in Area Examples

Appendix C - Local Area Map with Picture Locations