

PLANNING DEVELOPMENT CONTROL COMMITTEE

27 August 2003

(AMENDED DESCRIPTION) FIRST FLOOR DORMER WINDOW TO FRONT TO PROVIDE
ADDITIONAL ROOMS AT ROSSELLA, GRANGE DRIVE, OTTERBOURNE (W08717/01)

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

Contact Officer: Lisa Booth Tel No: 01962 848301

RECENT REFERENCES:

Application number W08717/01

Reports: PDC 300, Item 2, Planning Development Control Committee, 24 April 2003 and
PDC 322, Item 2, Planning Development Control Committee, 18 June 2003.

EXECUTIVE SUMMARY:

Planning permission has been granted for a first floor dormer window to the front of Rossella, Grange Drive, Otterbourne. The Committee considered and approved an amendment to the design of the dormer at its meeting in June. When work commenced on the development there were construction problems with the dormer. The design of the dormer, as approved, did not allow sufficient internal headroom. In order to overcome this problem a revision to the design has been submitted.

RECOMMENDATION:

That the amendment be permitted.

DETAIL:

1 Introduction

- 1.1 At its meetings in April and June 2003, Committee considered a report regarding a planning application for a dormer window to the front of the existing property at Rossella, Grange Drive, Otterbourne (Ref: W08717/01).
- 1.2 Officers recommended approval of the application in April, but the Committee were not happy with the size and design of the dormer. The original scheme was for a flat roof dormer and consequently, due to Committee's recommendations, was reduced in width and a pitched roof added. The amended scheme was brought back for the consideration of the Committee and it was subsequently approved.

2 Current Position

- 2.1 Your Officers have since received amended plans, dated 4 August 2003, and have visited the site in question again. Since receiving permission for the dormer the applicant has found that he cannot build it as approved, due to constructional problems. An entrance to the new area has to be maintained and the shallow pitch roof shown on the plan does not allow the necessary headroom to enter the room and the position of the existing staircase does not allow for any latitude in the doorway's position. This means that a steeper pitch will be necessary on the dormer roof. The applicants are therefore requesting that the existing permission be amended to allow for the alterations explained above. The applicant has voluntarily stopped work until the amended plans are determined.
- 2.2 To date there have been five objections to the amended plans relating to: the size of the dormer; looks like an extension of existing roof line; from some angles looks like its higher than the original roof; that it is out of proportion; spoils the character of the house; over-powering to the eye; alters visual relationship between new development and existing; and dormer appears higher than chimney, making property look bigger, thus having a detrimental impact on the outlook and amenities of the neighbouring properties.
- 2.3 The amended plans propose an increase in the height of the pitched roof by 0.80m. This will raise the ridge of the dormer to the existing ridge of the house. Your officers feel that the amendment is relatively minor and is acceptable to the Local Planning Authority and that the hipped design of the roof has reduced the impact of the views from the neighbouring properties in Pitmore Road. As was stated before in officers recommendations to the Committee in April and June 2003, although the dormer window can be seen from the gardens and rear rooms of the dwellings in Pitmore Road, it is felt that due to the distances between Rossella and the neighbouring properties in Pitmore Road, the dormer window will not have an overbearing affect on the amenities of the occupiers of the dwellings.

3 Officers Decision on Amended Plans

Your officers recommend that the minor amendment is approved

OTHER CONSIDERATIONS:4 CORPORATE STRATEGY (RELEVANCE TO):

4.1 Looking after the natural and built environment is a core objective.

5 RESOURCE IMPLICATIONS:

5.1 None

BACKGROUND DOCUMENTS:

W08717/01

APPENDICES:

Appendix 1 – Report PDC 300 (extract)

Appendix 2 – Report PDC 322 (extract)

APPENDIX 1

Item **Parish** Otterbourne
02 Conservation Area:
Case No: 03/00254/FUL
Ref No: W08717/01
Date Valid: 5 February 2003
Grid Ref: 445762 121830
Team: WEST **Case Officer:** Lisa Booth
Applicant: Mr R Barker
Proposal: (AMENDED DESCRIPTION) First floor dormer window to front to provide additional rooms
Location: RossellaGrange Drive Otterbourne Hampshire SO21 2HZ

Representations

3

Officer ReportHistory

W08717 – Erection of a double garage and two storey side extension – Permitted
 23/07/85

PoliciesDevelopment plan

HCSP(R) – UB3, C1, C2

WDLP – EN5,C1, C2, C19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C22

Supplementary Planning Guidance

Village Design Statement – None

Other - None

Government Policy

PPGs – None

Circulars - None

6 Consultations

None

7 Representations

Neighbour (135 Pitmore Road) Concern – Out of character with existing dwelling – Type of glazing, height, use of room not stated on plans, too vague – Views SW & NW elevation therefore will be overlooked, will be too obtrusive and affect pleasure from garden.

Neighbour (137 Pitmore Road) Object – Overlooking, loss of privacy when fir trees removed – Plans not detailed enough, why does room C have to be glazed? – Out of character with architectural design and will alter the look of the original house – Close to boundary and will feel like being looked down on when in garden.

Neighbour (119 Pitmore Road) Comment – Look out of character with original architectural design and spoil look of house when viewed from the Grange Drive.

Neighbour (131 Pitmore Road) – Dormer out of character with design of house – Overlook garden and neighbours garden – Hope window will be glazed.

8 Assessment

The property is a detached dwelling situated off a private road of dwellings situated on large plots. It is built of red brick and brown ridged tiles. The existing dwelling sits at an angle within the plot. It has a detached garage and parking to the front. There are large garden areas to the side with well-established landscaping to the boundaries, with fencing in parts.

The proposal is for a flat roof dormer window to be built on the front of the dwelling on an existing cat slide roof extension. It will create additional accommodation in the roof space of the extension for a bathroom and a separate cupboard to serve the new bedroom that is to be created from the old bathroom.

Because of the positioning of the dwelling at an angle within the plot the north-east and south-east elevations are prominent from the gardens and rear rooms of the dwellings in Pitmore Road. However, it is considered that although there could potentially be overlooking issues from the dormer windows, a condition requiring the use of obscure glass and that it should be retained would overcome this issue. The existing bathroom window on the north-east elevation has obscure glass at present, which will also need to be retained as it also overlooks the gardens and properties of Pitmore Road. Due to the distances between Rossella and the neighbouring properties in Pitmore Road it is not felt that the proposed dormer will have an overbearing affect on the amenities of the occupiers of the dwellings. Your officers therefore recommend that the application be permitted.

Recommendation

O – THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

9 Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 The materials to be used in the construction of the external surfaces of the dormer window hereby permitted shall match those used in the existing building.

02 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

03 The first floor window(s) in the north-east and south-east elevation of extension hereby permitted shall be glazed in obscure glass and thereafter retained.

03 Reason: To protect the amenity and privacy of the adjoining residential properties.

04 The existing first floor window(s) in the north-east elevation of the existing dwelling shall be glazed in obscure glass and thereafter retained.

04 Reason: To protect the amenity and privacy of the adjoining residential properties.

Informatives

01. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, C1, C2

Winchester District Local Plan Proposals: EN5, C1, C2, C19

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, C1, C22

APPENDIX 2

Parish Otterbourne

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Government Policy

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Consultations

None

Representations

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Assessment

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The proposal is for a pitched roof dormer window to be built on the front of the dwelling on an existing cat slide roof extension. It will create additional accommodation in the roof space of the extension for a bathroom and a separate cupboard to serve the new bedroom that is to be created from the old bathroom.

Because of the positioning of the dwelling at an angle within the plot the north-east and south-east elevations are prominent from the gardens and rear rooms of the dwelling in Pitmore Road. However, it is considered that although there could potentially be overlooking issues from the dormer windows, a condition requiring the use of obscure glass and that it should be retained would overcome this issue. The existing bathroom window on the north-east elevation has obscure glass at present, which will also need to be retained as it overlooks the gardens and properties of Pitmore Road. Due to the distances between Rosella and the neighbouring properties in Pitmore Road it is not felt that the proposed dormer will have an overbearing affect on the amenities of the occupiers of the dwellings.

Committee deferred consideration of this application to allow for negotiation to improve the design of the dormer. Amended plans have now been submitted which reduce the width of the dormer and introduce a pitched roof to replace the proposed flat roof.

Your officers consider the revised scheme is acceptable.

Recommendation

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