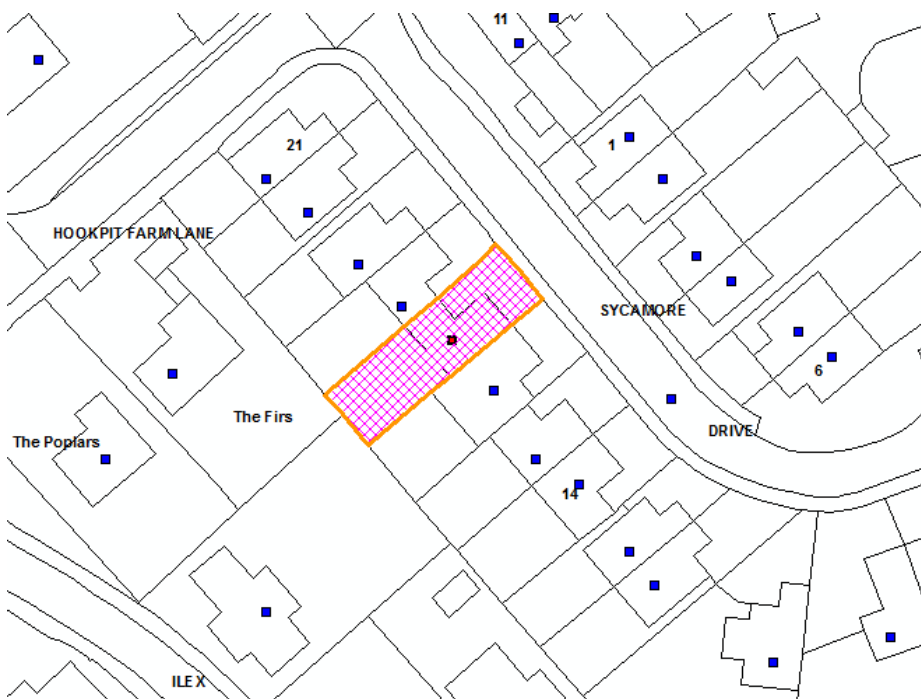


Case No: 18/01683/HOU
Proposal Description: loft conversion with dormer to the rear elevation and velux windows to the front elevation
Address: 17 Sycamore Drive Winchester SO23 7NW
Parish, or Ward if within Winchester City: Kings Worthy
Applicants Name: Mr Andrew Mant
Case Officer: Verity Osmond
Date Valid: 10 July 2018

Recommendation: Refusal



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General Comments

The application is reported to Committee due to the number of public support comments received which is contrary to the officer recommendation for refusal.

The application has been submitted retrospectively as a result of enforcement action as permitted development rights have been removed at the property.

Site Description

The application site is located on the western side Sycamore Drive within the settlement boundary of Kings Worthy. The property is a two storey semi-detached dwelling with parking provision to the front and a generous amenity space to the rear of the dwelling.

Access to site is via Sycamore Drive; there is a gentle slope up to the site from the road with the property having an open frontage with no formal front boundary to the site.

The surrounding area is residential in nature, with the application site being surrounded by very similar style semi-detached properties.

Proposal

The application has been submitted retrospectively for a loft conversion with a dormer window on the rear elevation of the host dwelling and rooflights to the front elevation.

The dormer has been constructed in matching vertical hanging tiles and concrete roof tiles as the host dwelling.

Relevant Planning History

None Relevant

Consultations

Enforcement:

The application has been submitted as a result of enforcement action as permitted development rights have been removed at the property.

Representations:

City of Winchester Trust:

Kings Worthy Parish Council

- No objections to the application

0 letters received objecting to the application for the following reasons:

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6 letters of support received.

- Dormer does not result in any harmful overlooking to the rear
- Dormer blends in well with the surrounding properties.

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

Policy DS1 and CP13

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Policy DM15, DM16, DM17

National Planning Policy Guidance/Statements:
National Planning Policy Framework

Supplementary Planning Guidance
High Quality Places SPD

Planning Considerations

Principle of development

The application site is located within the settlement boundary of Kings Worthy, where the principle of residential development is accepted, provided the proposal is in accordance with the policies of the Development Plan and unless material planning considerations indicate otherwise.

Impact on property and character of area

The dormer extends full width across the rear elevation and is constructed up to main ridge height of the host dwelling. The dormer is considered to be over scaled, disproportionate and unsympathetic to character and appearance of the host dwelling and surrounding area.

The dormer is considered to dominate the roof and look out of proportion with the rest of the building. The dormer appears to be same size as the first floor of the host dwelling and gives the appearance of a three storey building rather than a two storey building with a loft conversion. The proposed dormer is not considered the compliment the composition of the host building.

The fenestration used within the dormer does line up with position of the existing windows, however the size of these windows are larger than the existing ones underneath, which further disrupts the proportions of the host dwelling and gives the dormer an unacceptable overs scaled and prominent appearance.

The materials used in the construction of the dormer are considered to be appropriate to the host dwelling with the vertical hanging tiles matching the existing. The materials do

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help the dormer, to some extent, recess into its surroundings; however it is not considered that this mitigates the overall large size of the dormer.

The dormer window is located on the rear of the property with views of the dormer being afforded when viewing the north eastern side elevation of the dwelling within the street scene. It is considered that such a large dormer, with views from Sycamore Drive, disrupts the degree of roof uniformity of properties within Sycamore Drive. There are no other examples within Sycamore Drive of box style dormers which extend full width and full height on the rear elevation. There are only a very few dormers (Number 2 and 3 Sycamore Drive and 1 Ilex Drive) present along Sycamore Drive and the immediate surrounding area and these are significantly smaller and are constructed with a small pitched roof and are proportionate to the roof.

The dormer, by virtue of its proportion, size and design is considered to be entirely contrary to the design guidance provided within Part 6, paragraph 6.57- 6.61, and Part 8, paragraph 8.27 -8.29, of The High Quality Places SPD.

Roof lights

The application has also been submitted retrospectively for the roof lights to the front of the property. These roof lights are flush with the roof plane and as there are numerous instances along Sycamore Drive of roof lights to the front elevation, these are not considered to result in significant harm to the character or appearance of the host dwelling or the wider surrounding area.

Impact on residential amenity

There are already windows at a first floor level which result in a degree of overlooking to the neighbouring properties at Number 18 and 20 Sycamore Drive, the dormer window is not considered to result in significant additional overlooking to these properties. The windows within the dormer, although quite large, are located away from the edges of the dormer which limits oblique views to neighbouring amenity. The neighbouring amenity to the rear of the application site is located over 20 metres and afforded screening by the hedging/trees forming the boundary.

Recommendation: Refuse

For the following reason:

The dormer window by virtue of its size, scale, design and resultant roof form would be disproportionate, overscaled and visually dominate to the existing dwelling. The dormer does not respond positively to the character and appearance of the host dwelling or the local area thereby having an adverse and incongruous visual impact as seen from the public realm. The proposal is contrary to Policy CP13 of Winchester District Local Plan Part 1, DM15 and DM16 of Winchester District Local Plan Part 2 and The High Quality Places SPD (Part 6, paras 6.57-6.61, Part 8, paras 8.27-8.29).

Allowing the proposal could create an undesirable precedent which would make it difficult to refuse further similar applications within the area.

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Informatives:

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

Winchester District Local Plan Part 1 (2013): DS1, CP13

Winchester District Local Plan Part 2 (2017): DM15, DM16, DM17

Winchester District High Quality Places Supplementary Planning Document

2. In accordance with paragraph 38 of the NPPF (July 2018). Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.
- In this instance a site visit was undertaken with the applicant and agent.