

PLANNING COMMITTEE



Application Address	37 Thorncombe Close, Poole, BH17 9EF
Proposal	Increase roof height to provide bathroom and two additional bedrooms.
Application Number	APP/19/01064/F
Applicant	Mr & Mrs Isaacs
Agent	
Date Application Valid	22 August, 2019
Decision Due Date	17 October, 2019
Extension of Time Date (if applicable)	
Ward	Canford Heath
Report status	Public
Meeting date	3 October, 2019
Recommendation	Refuse
Reason for Referral to Planning Committee	This application is brought before committee at Councillor Moore's request. She states that the applicant does not consider that the proposed development will affect the character and appearance of the area and is not contrary to Policy PP27 of the Poole Local Plan.
Case Officer	Kate Robson

Description of Development

1. Planning consent is sought for an increase to the roof height to provide a bathroom and two additional bedrooms.

	Existing	APP/18/01263/F	Proposed
Ridge height (m)	7.4	9.7	8.5
Eaves height (m)	5.0	7.3	6.1

Key Issues

2. The main considerations involved with this application are:
 - Impact on the character and appearance of the area
 - Impact on neighbouring residential amenity.
3. These points will be discussed as well as other material considerations at paragraphs 12 to 18 below.

Planning Policies

Poole Local Plan (Adopted 2018)

PP1 Presumption in favour of sustainable development

PP27 Design

National Planning Policy Framework (February 2019)

Relevant Planning Applications and Appeals

4. The house was originally approved in 1979 under planning permission 18589/31 for 96 dwellings. Condition 11 removed permitted development rights for extensions along with various other development.
5. Planning application for APP/18/01263/F for 'Increase roof height to provide bathroom and two additional bedrooms' was refused on 9 November 2018 for the following reason:

"The resultant dwelling house, by virtue of the increase in eaves and ridge heights, would represent a significant departure from the prevailing height, character and scale of the terrace row in which it is sited, as well as other dwellings in the immediate vicinity, and would be a harmfully prominent and visually intrusive feature in the street scene. As such, the proposal would not preserve the established character and appearance of the area, contrary to PCS23 of the Poole Core Strategy adopted 2009."

6. The proposal was dismissed at appeal (APP/Q1255/D/18/3215980) on 16 May 2019. The Poole Local Plan was adopted after the LPA's decision but before the appeal decision. The appeal decision was based on the most up to date planning policy, i.e. the Poole Local Plan (November 2018). The Inspector's Decision Notice is attached in full but the following extracts are of most relevance:

"4. [...] The terrace forms part of a well-planned estate, with a similar uniform design of two-storey terraced and semi-detached properties throughout."

"6. In comparison to the uniform design and appearance of both the terrace it forms part of and the wider estate, the proposed increase in height would result in a house that would appear incongruous and dominant. It would disrupt the rhythm of the terrace and result in a development that was out of keeping with the established character and appearance of the wider estate, particularly when

viewed from Culliford Crescent. As such it would introduce a strident feature that would significantly depart from the prevailing built form of the area. The proposal would also result in an awkward relationship with the terrace it forms part of and would be highly visible within the estate.”

“7. [...] The appeal site forms part of a well-kept estate, that has a pleasing and harmonious appearance, which the appeal proposal would be completely at odds with.”

“9. The appellant has provided, in their appeal submission and Design & Planning Statement, examples of other stepped two/three storey developments. However, none of these examples are on this particular estate and therefore my findings are not inconsistent with any previous decisions on those sites given the material differences. Even so, the examples appear to relate to schemes where two and three storey buildings were included as part of the original design concept for those developments.”

Representations

7. Letters to neighbouring properties have been sent. No letters of representation have been received.

Consultations

8. None.

Constraints

9. The site is located within 400 metres of Canford Heath.

Planning Assessment

Site and Surroundings

10. The application site comprises a mid-terrace two storey dwelling house. The site is accessed via a footpath at the front and backs on to Culliford Crescent.
11. The character of Thorncombe Close is residential two storey terraced properties. On the opposite side of Culliford Crescent is a supermarket with further retail premises and a petrol station.

Key Issues

Impact on the character and appearance of the area

12. Whilst of a residential style and scale, by virtue of the proposed increase in height, the resultant dwelling house would be at odds with the scale of the terrace of dwellings in which it is sited, resulting in an awkward relationship with the adjoining properties and disrupting the street scene setting and the rhythm of the terraced row. Furthermore, the property would be out of keeping with the entire estate of Thorncombe Close, which is comprised of two storey properties

and such a variety of buildings was not a feature of the design of the scheme as built. The site is readily visible from various points within Thorncombe Close and highly visible from the main road of Culliford Crescent. The proposal would be represent a significant departure to the built form of the adjoining properties and would be a harmfully prominent and visually intrusive feature within the street scene. As such the proposal would not preserve the established character and appearance of the area, contrary to Policy PP27 of the Poole Local Plan adopted 2018.

13. This view was reinforced by the Inspector's determination of the previous planning application. The current proposal is for a 1.1 metre increase to the ridge and eaves heights whilst the scheme previously dismissed at appeal was for a 2.3 metre increase; however, the overall principles relating to the Inspector's objections to the scheme remain.
14. Consideration has been given to the Design and Planning Statement submitted by the applicant; however, none of the cases cited are directly relevant and largely identify examples where three storeys were inherently designed as part of the original design concept and, as such, do not justify the harm caused to the street scene from the proposal. Indeed, the Inspector took all of the cited examples into consideration during the course of the appeal. Furthermore, the applicant states that the construction of the proposal will greatly improve the energy efficiency of the existing house, the benefits of which are appreciated but do not overcome the harm identified.

Impact on neighbouring residential amenity

15. With respect to neighbour amenity, the proposal would not appear visually intrusive or overbearing to neighbouring occupants given that no increase in footprint is proposed and that the adjoining properties do not have accommodation in the roof space. Any overlooking would be commensurate with that currently experienced. Additional overshadowing would occur as a result of the increase in height. Given that the site has a north facing garden, the garden of the application property would experience most of the overshadowing. Overshadowing of the neighbouring properties would not be to a detrimental degree. Overall neighbouring residential amenity and privacy would be preserved.

Other matters

16. The proposed extension is integral to the main dwelling house and therefore no issues arise with respect to the site falling within 400 metres of protected heathland.

Summary

17. The proposal fails to secure a good standard of design and would cause unacceptable harm to the character and appearance of the host terrace and the surrounding area contrary to Policy PP27 of the Poole Local Plan.

Planning Balance

18. Whilst the benefits of the proposed extension to the applicant are acknowledged along with the potential improvements to the energy efficiency of the property, these benefits do not outweigh the identified harm to the character and appearance of the host terrace and surrounding area.

RECOMMENDATION

It is therefore recommended that this application be Refused for the following reasons:

Reasons

1. RR000 (Non Standard Refusal Reason)

The resultant dwelling house, by virtue of the increase in eaves and ridge heights, would represent a significant departure from the prevailing height, character and scale of the terrace row in which it is sited, as well as other dwellings in the immediate vicinity, and would be a harmfully prominent and visually intrusive feature in the street scene. As such, the proposal fails to secure a good standard of design and would not preserve the established character and appearance of the area, contrary to Policy PP27 of the Poole Local Plan (November 2018).

Informative Notes

1. IN73 (Working with applicants: Refusal)

In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants in a positive and proactive manner by;

- offering a pre-application advice service, and
- advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.
- In this case the applicant was advised how the proposal did not accord with the Development Plan, and that no material considerations were apparent that would outweigh these matters.

2. IN76 (List of Plans Refused)

The development is hereby refused in accordance with the following plans:

Dwg No. 11 Location Block and Site Plan received 19 August 2019

Dwg No. 13 Proposed Plans and Elevations received 19 August 2019