

PLANNING COMMITTEE



Application Address	193 Churchill Road, Poole, BH12 2JD
Proposal	Remove roof and reconfigure creating rooms in the roof.
Application Number	APP/19/01199/F
Applicant	Mr Short
Agent	Mr Richards
Date Application Valid	23 September, 2019
Decision Due Date	18 November, 2019
Extension of Time Date (if applicable)	
Ward	Newtown & Heatherlands
Report status	Public
Meeting date	21 November 2019
Recommendation	Grant permission with the conditions set out in the report, which are subject to alteration / addition by the Head of Planning Services provided any alteration / addition does not go to the core of the decision
Reason for Referral to Planning Committee	This application is brought before committee at the request of Councillor Ms. Earl because of concerns about overlooking and overshadowing.
Case Officer	Zelie Batchelor

DESCRIPTION OF PROPOSED DEVELOPMENT

1. Planning consent is sought to replace and reconfigure the existing roof to creating rooms in the roof space.

KEY ISSUES

2. The main considerations involved with this application are:

- Impact on local patterns of development and neighbouring buildings.
- Impact on amenity and privacy of neighbouring properties.

PLANNING POLICIES

Poole Local Plan (Adopted 2018)

PP01 Presumption in Favour of Sustainable Development

PP27 Design

2.National Planning Policy Framework (Adopted February 2019)

RELEVANT PLANNING APPLICATIONS AND APPEALS

3. **2003:** Erect single storey extensions at the side and rear to form a lobby; bedroom with en-suite facilities; and a kitchen. Demolish existing garage and erect a detached pitched roof garage at the rear. **Approved** (APP/03/16462/F)

PRE-APPLICATION ADVICE

4.None.

REPRESENTATIONS

5. Letters were sent to neighbouring properties and the following concerns have been expressed
- loss of neighbouring amenity associated with overlooking; overshadowing; and overbearing impact
 - not in keeping with characteristic roof design within the street scene.
 - highway obstruction and safety
 - plentiful room within existing property

CONSULTATIONS

6.None.

CONSTRAINTS

7.None.

SITE AND SURROUNDINGS

- 8.The application site is on the north-west side of Churchill Road and is occupied by a detached bungalow set back from and lower than the street. The bungalow is within a residential area characterised by bungalows and two-storey houses of varying design and size. Nos. 189; 191; and 195 Churchill Road are raised

above the application site, whilst 40 Southill Road to the rear and 7 Sunnyside Road to the south west are both below the level of the application site.

9. The garden slopes down to the rear and is enclosed by fencing. There are a range of garden rooms and a garage to the rear of the site adjacent to its boundary with 40 Southill Road.

PLANNING ASSESSMENT

Character and appearance of the area

10. The proposal would involve alterations to the roof of the property and would only be partly visible from the adjacent street due to the topography of the site and the position of the property set back from Churchill Road. The proposals would involve alterations to the existing hipped roof design to form a gable roof, raising the ridge height by a maximum of 1.7 metres. There would be no alterations to the existing footprint of the property.
11. Although the changed roof design would alter the appearance of the property, the set-back position of the site and the mixed streetscene are such that the developments would neither be visually prominent nor would it harm the existing character of the area. The proposed external materials would match the exterior in part; although the proposed gables would be clad with cement board 'timber' cladding and the existing roof tiles replaced. The proposals would not harm the existing character of the house or its surroundings.

Neighbouring amenity and privacy

12. The scale; height; and position of the proposals would not lead to any material loss of neighbouring amenity in respect of daylighting or outlook. The dwelling at 40 Southill Road, to the north-west, is set below the application site. A separation distance of 8m between the bungalow at 40 Southill Road and the application property would ensure that the proposals would be neither overbearing nor materially harm their daylight.
13. The bungalow at 40 Southill Road has no windows to the roof space but there are ground floor windows in the south east elevation facing the application site. The northern most ground-floor window in this elevation is to a kitchen. It is not however the only window to the kitchen, which also has a window in the north east elevation. As such, any increased shading or loss of light to this or other windows in the side elevation, because of the topography and orientation, would not be materially harmful to the amenities of the occupiers of no. 40.
14. The separation distance between the application site and the bungalow at 7 Sunnyside Road would preserve the occupier's privacy. Neighbouring properties to the north and east of the site are elevated above the application

site and would not experience any harmful loss of daylighting or overbearing impact.

15. No windows are proposed on the roof slope facing 189 and 191 Churchill Road.

16. The three roof lights and an obscured glazed dormer window windows proposed on the north-west elevation facing 40 Southill Road would overlook only the roof slope of no. 40 and would not therefore give rise to any overlooking.

17. There would be a first floor 'Juliet balcony' in the south west facing gable elevation facing 7 Sunnyside Road. The separation distance of 23m would nevertheless preserve neighbouring privacy.

18. A first floor window in the north east elevation would have an outlook towards the frontage of 195 Churchill Road and oblique views towards the rear of no. 197. The separation distances and nature of the frontage uses at no. 195 are such that neighbouring privacy would be preserved.

SUMMARY AND PLANNING BALANCE

- The proposals would preserve local patterns of development and neighbouring buildings.
- The proposals would also preserve neighbouring amenity and privacy.

RECOMMENDATION

Grant permission with the following conditions which are subject to alteration / addition by the Head of Planning Services provided any alteration / addition does not go to the core of the decision

Conditions

1. GN150 (Time Expiry 3 Years (Standard))

2. PL01 (Plans Listing)

3. AA01 (Non standard Condition)

The materials to be used for the external wall and roof shall be as specified on the approved plans and application form.

Reason -

To ensure a satisfactory visual relationship of the new development to the existing and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

Informative Notes

1. IN72 (Working with applicants: Approval)