

PLANNING COMMITTEE



Application Address	8 Watermead 23 Willow Way Christchurch BH23 1JJ
Proposal	Front dormer to serve permitted loft conversion
Application Number	8/19/1315/HOU
Applicant	Mr Richard Messingling
Agent	Ms Kim Blunt
Date Application Valid	30 September 2019
Decision Due Date	25 November 2019
Extension of Time Date (if applicable)	
Ward	Christchurch Town
Report status	Public
Meeting date	21 November 2019
Recommendation	Refuse in accordance with the recommendation within the report.
Reason for Referral to Planning Committee	This application is brought before committee at the request of Cllr Hall for reasons of consistency and impact on the character of the area
Case Officer	Katie Whitney

Description of Development

1. Front dormer to serve permitted loft conversion measuring 3.3m wide x 3m depth x 2m high

Key Issues

2. The main consideration involved with this application is
 - Impact on character and appearance of the dwelling, terrace and the streetscene

- Impact on neighbour's living conditions

Planning Policies

3. Christchurch and East Dorset Core Strategy 2014

- KS1 Presumption in favour of sustainable development
- HE2 Design of new development
- H12 Residential infill
- ME1 Safeguarding biodiversity and geodiversity
- ME6 Flood Management, mitigation and defence

4. The National Planning Policy Framework 2019

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Relevant NPPF sections include:

Section 12 Achieving well-designed places

The requirement for good design set out in section 12; paragraph 127 requires that development should add to the overall quality of the area. Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions (para 130).

Relevant Planning Applications and Appeals

5. No.8 – 8/18/3120/HOU – Householder planning permission was approved at the neighbouring property for a single storey ground floor extension, Replacement external staircase. Extension to 1st floor balcony. Loft conversion with dormer and balcony to rear. Granted 08/05/2019
6. No.7 - 8/18/3081/HOU – Householder planning permission was approved for single storey ground floor extension, extension to first floor balcony and construct dormer and balcony to the rear. Granted 08/05/2019
7. No.7 - 8/19/1314/HOU - Current planning application also before members on this agenda for a front dormer to serve permitted loft conversion.
8. No.13 – 8/16/0392/HOU – Householder planning permission was approved for the installation of dormer windows to front and rear, and erection of balcony to second floor rear elevation.

Representations

9. A site notice was posted in the vicinity of the site 16/10/2019 with an expiry date for consultation of 06/11/2019.
10. No letters of representation were received.

Consultations

11. BCP Environmental Health - No comment
12. Christchurch Town Council - None received

Constraints

13. Strategic Flood Risk Area Flood Zone 3a 2086, 2126 and Flood Zone 2 2086, 2126
14. Flood Zone 2 and Flood zone 3

Planning Assessment

Site and Surroundings

15. The application site is within a residential area of Christchurch. The site is occupied by a two storey mid terrace town house with accommodation within the roof space served by a rear dormer and balcony currently under construction. There is a balcony at first floor level to the rear elevation and the property has an integral garage and on-site parking for two vehicles to the front of the site. There is a communal grassed area to the rear of the site which is encompassed by the access road which serves the dwellings within Watermead.
16. The Watermead development is set back from Willow Way and Willow Drive and comprises detached two storey dwellings and bungalows fronting the riverside together with two sets of terraced properties. The property is set forward in relation to the end of terrace property to the west and forms one of four terraced properties. This is mirrored by the terrace of four properties to the east.

Key Issues

Impact on character and appearance of the area

17. The proposed front dormer is largely identical to that originally proposed under LPA ref 8/18/3120/HOU (para. 5 above). Following negotiations during the previous application, the original proposal for a front dormer was omitted due to concerns over its impact on the streetscene. The approved plans to the earlier application show two rooflights added to the front elevation which would be permitted development and have an acceptable impact on the street scene.
18. In submitting the application, the applicants had had regard to the dormer approved at No.13 (para.8 above) and sought to replicate this. The applicant has also cited other properties within the vicinity as setting a precedent for front dormers given the presence of these in Willow Way and Willow Drive. It should

however be noted that the majority of these front window/dormer features formed part of the comprehensive design for the developments as a whole. Namely:- Riverside Park (LPA ref.8/74/2279), 17 Willow Way (LPA ref. 8/75/2065) and 30-57 Willow Way (LPA ref. 8/83/2050). The scale and design of these front features reflects the development as a whole and not as individual dwellings. The other two front dormers cited by the applicant are at no.52 and 13 Willow Way.

- 19.No.52 has a roof line set down from its neighbouring terraced property, is set back from the rear building line of the terrace and is the end of terrace property. As such given the dormer's scale and siting within the roof together with the level of mature tree screening, the dormer is read against the roof plane of the property and appears subservient.
- 20.No.13 was granted consent for a flat roofed front dormer. However, whilst the resulting development does not appear subservient and detracts from the character of the area this only became apparent after it was fully implemented. It has been constructed using different tile hanging materials to the existing roof. It was acknowledged during the application process (LPA ref. 8/16/0392/HOU) that 'as the property is set back in relation to the remainder of the terrace the front dormer will not appear obtrusive within the street scene being largely screened by the adjacent property'.
- 21.Having had an opportunity to assess the impact of the front dormer at No.13 following its construction, it is considered that this has had a negative impact on the wider character of the area. The dormer appears as a prominent, obtrusive feature and has a detrimental impact on the appearance of the terrace. In the circumstances, officers do not recommend repeating the feature on a more conspicuous property in the row.
- 22.The current application site is set further forward and is on a more prominent part of the terrace from Willow Way. The proposed dormer is larger than that approved at No. 13 and would be highly visible from the street. This would compromise the character and appearance of the dwelling, and adversely impact the integrity of the terrace as a whole where the original design is still largely intact. This would fail to meet the high quality design test set down in the NPPF (para. 4 above).
- 23.In addition, were this application to be approved - noting the similar proposal for the adjacent property at No.8 also before members on this agenda - the Council would have very limited grounds to resist further proposals from the other properties between No's 6 – 13 Watermead – a total of 8 dwellings. The experience of the development of No.13 shows a completed development which is disappointing in relation to the approved plans. The ability of the Council to ensure complete consistency in the form of such dormers across the terrace would be limited simply by the availability of materials at the time of development for example. The long-term impact is a likely haphazard mix of dormers of different sizes, designs, positions and materials across the terrace. This has the

potential to have a significant detrimental impact on the wider appearance of the area.

Other matters

24. The proposed dormer serves a bedroom on the 2nd floor of the property. This would have an outlook to the north over Willow Drive towards the playing fields at Twynham School. The dormer is not considered to raise issues with regards to the privacy of neighbouring dwellings or result in an overbearing impact or loss of outlook to adjoining properties. Accordingly the proposals are considered to have an acceptable impact on the living conditions at neighbouring properties.
25. The site lies in an area of flood risk and the application is accompanied by a householder Flood Risk Assessment which confirms floor levels will be set no lower than existing.
26. The application is accompanied by a negative bat survey report which confirms that no evidence of bats has been found at the property and there is negligible potential for bats to be present.

Summary

27. Each application must be considered on its merits. The proposal involves alterations to an existing dwellinghouse in the urban area which is acceptable in principle.
28. No material harm is apparent to neighbouring residential amenities.
29. However, the impact of the proposal on the character and appearance of the area is unacceptable.

Planning Balance

30. The proposed dormer would compromise both the character and appearance of the dwelling, and adversely impact the integrity of the terrace as a whole where the original design is still largely intact.
31. It is considered that the current proposal would form an unsympathetic and conspicuous feature on the front elevation of the dwelling. As such the proposal would harm the character of the dwelling and impact the visual amenity of the surrounding area and neighbouring properties. There is existing usable living accommodation at the 2nd floor of the property and the Council has already facilitated enlarging this accommodation through the extant approval. There are no social or economic benefits of the scheme which would significantly and demonstrably outweigh the environmental harm of the proposals on the character and appearance of the area.

RECOMMENDATION

REFUSE permission for the following reason,

Reason

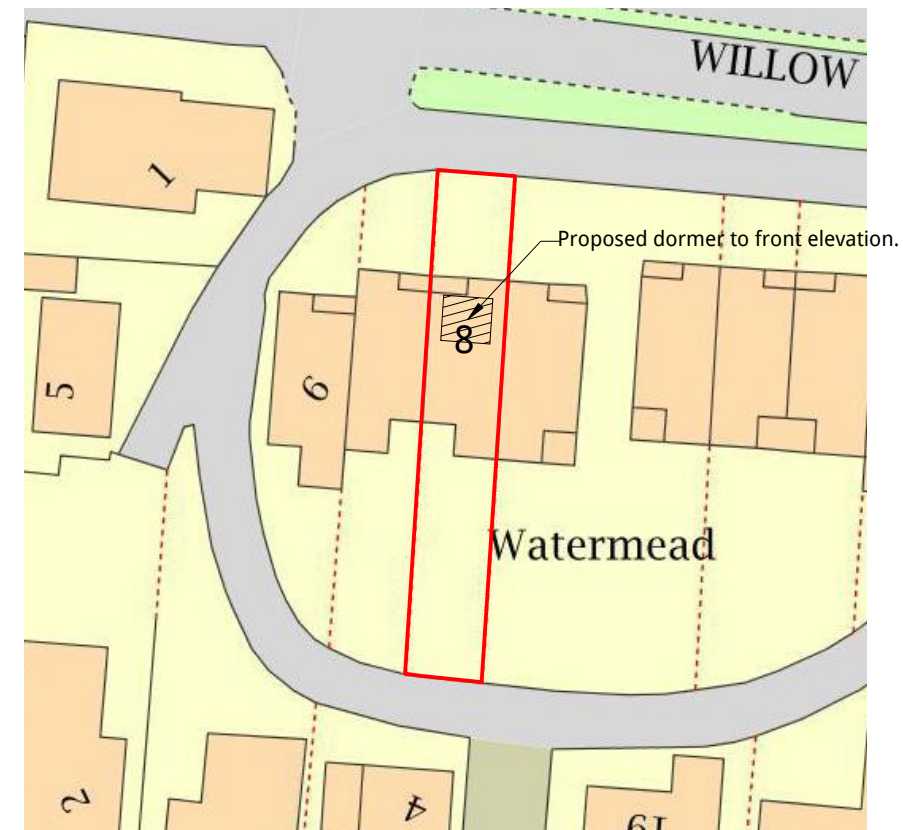
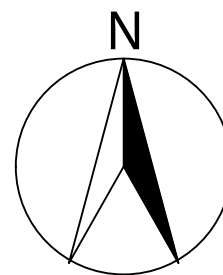
1. The proposed dormer would form a conspicuous and unsympathetic feature on the front elevation to the detriment of the character of the dwelling, the visual amenity of the adjacent terraced properties and the surrounding area. As such the proposal is contrary to policy HE2 of the Christchurch and East Dorset Local Plan, Part 1 Core Strategy 2014, Policy H12 of the Borough of Christchurch Local Plan 2001 and the National Planning Policy Framework

Background Papers**Case file – Ref 8/19/1315/HOU**

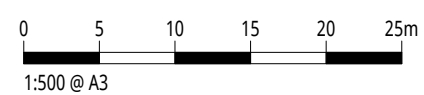
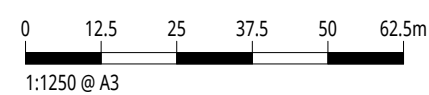
NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website



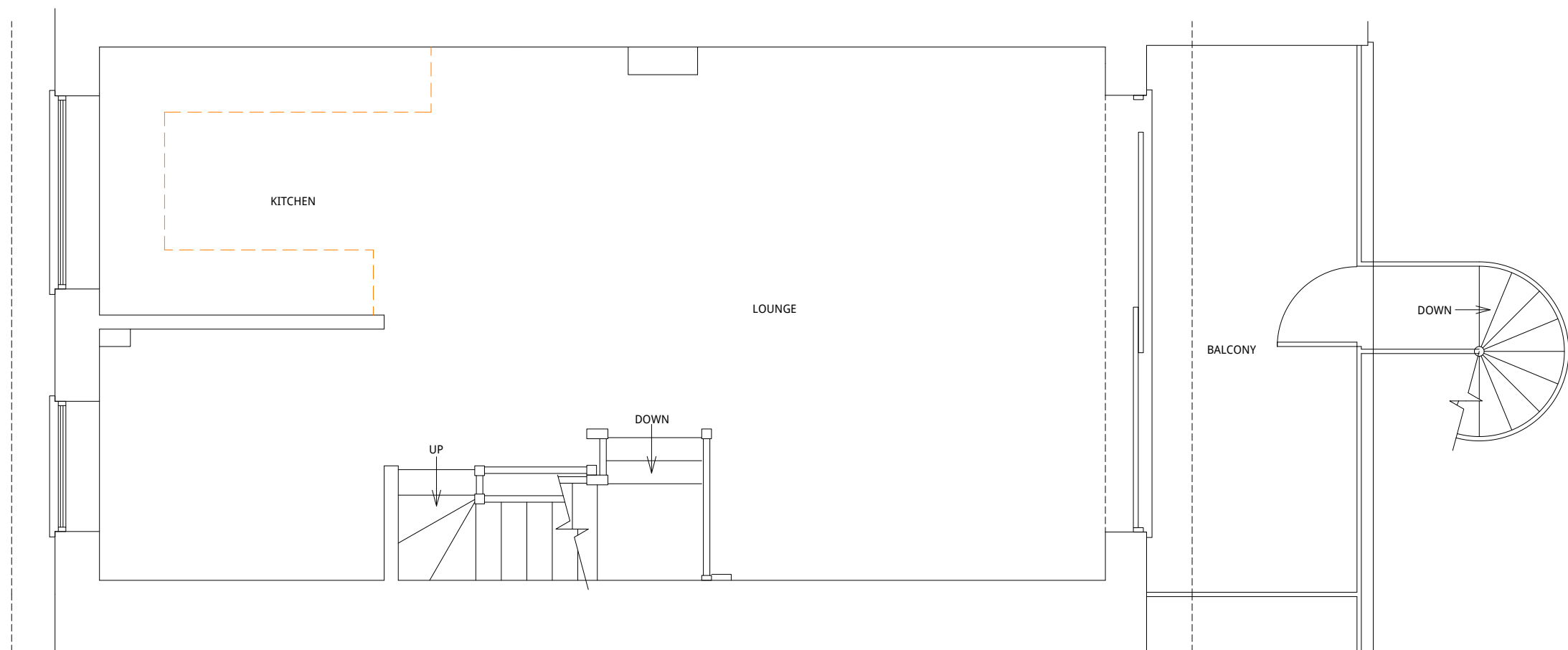
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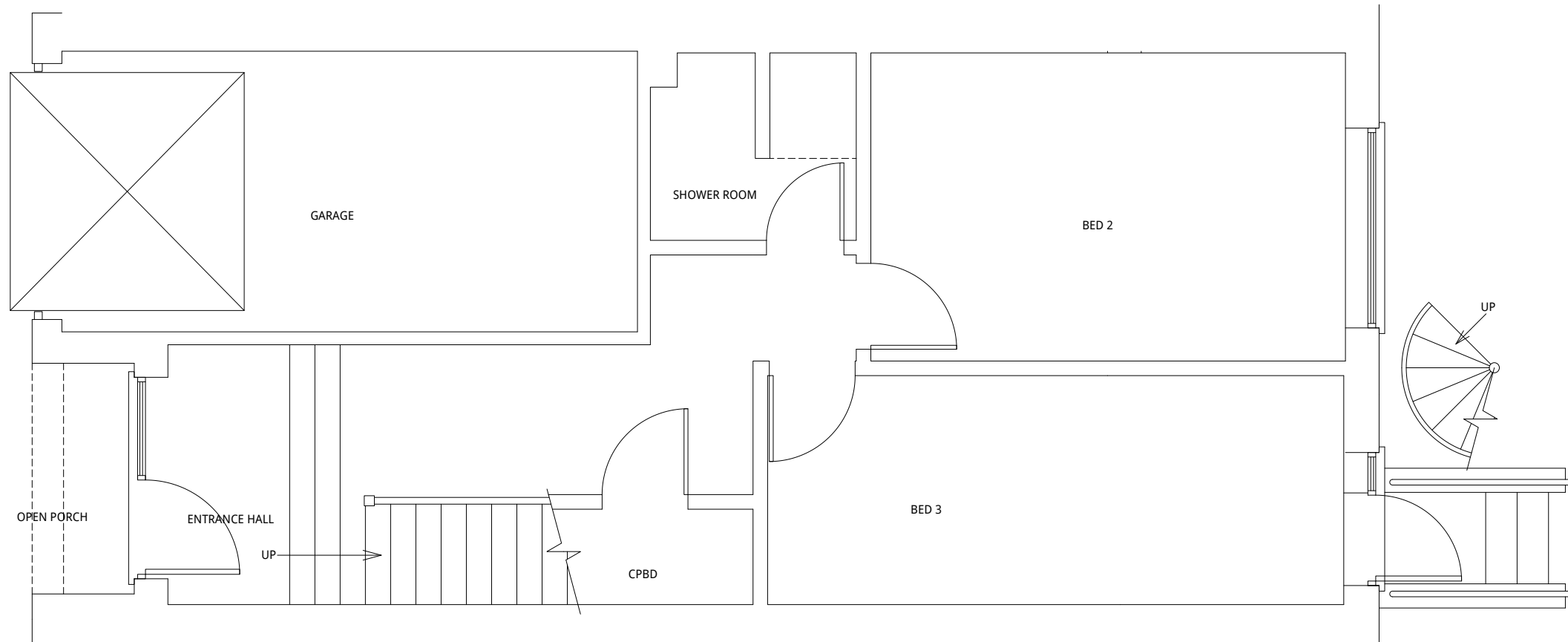
Block Plan 1:500



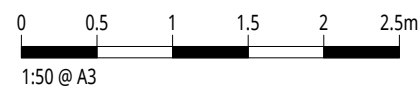
Just extension plans 18 Wavendon Avenue New Milton BH25 7LS tel 01425 613092 www.justextensionplans.co.uk	Project 8 Watermead, 23 Willow Way Christchurch BH23 1JJ	Drawing Location Plan & Block Plan	Drawing number 1072/P11	Revision --
			1:1250 & 1:500 @ A3	



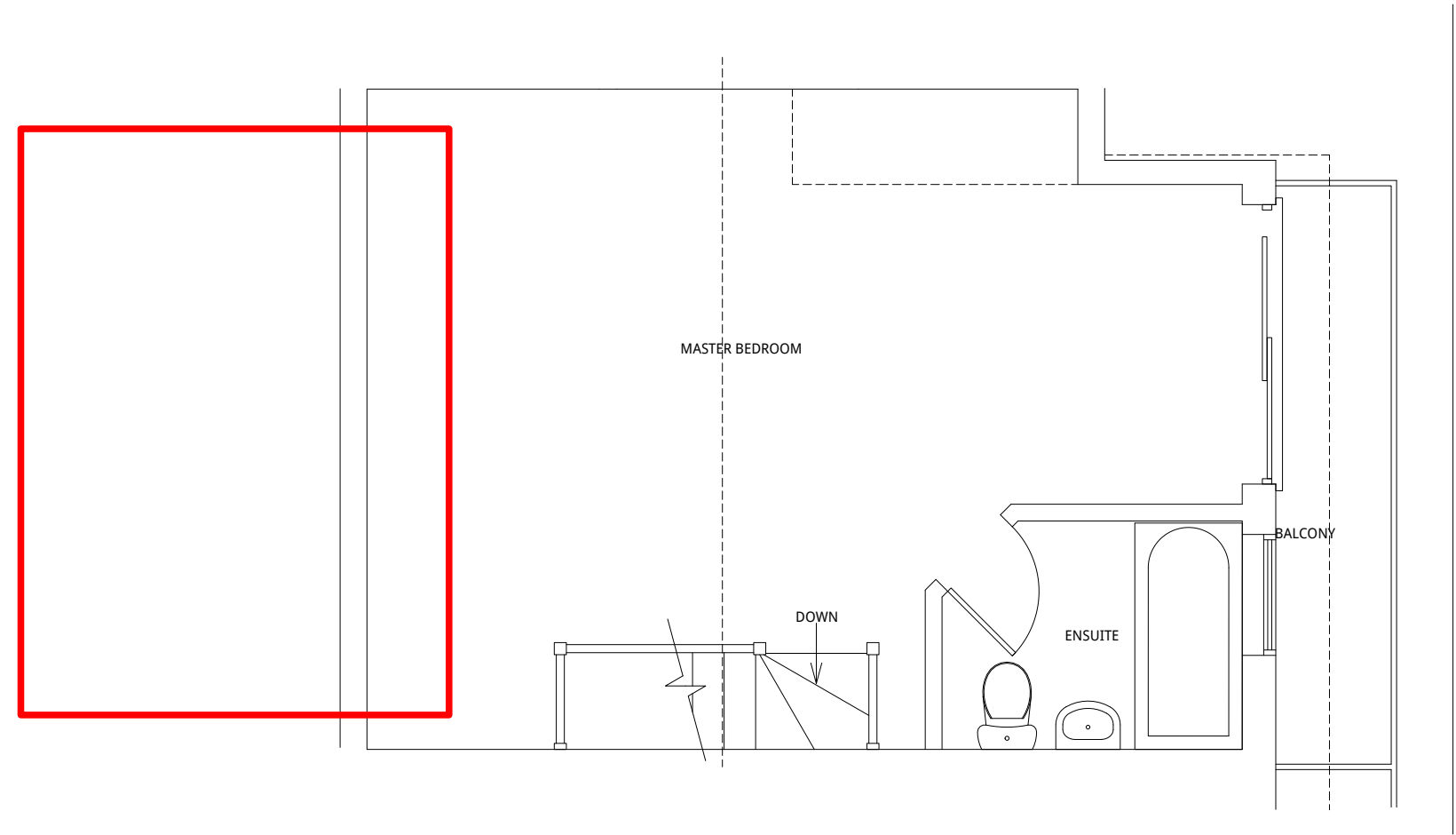
FIRST FLOOR PLAN



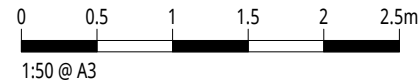
GROUND FLOOR PLAN

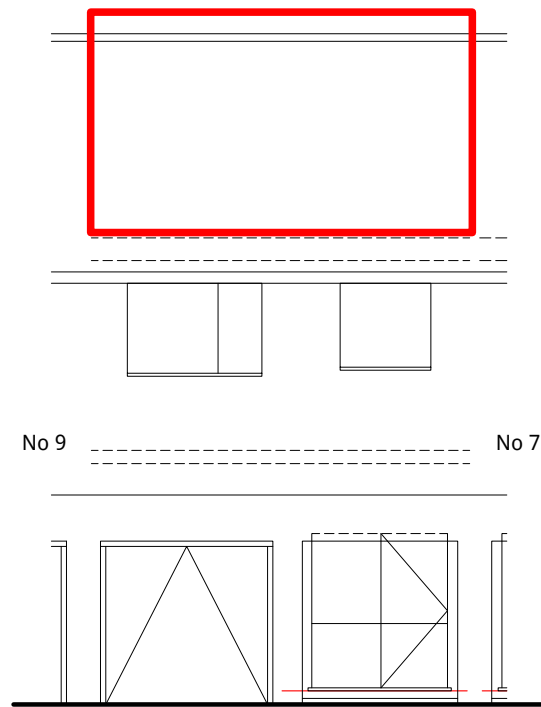


Just extension plans tel 01425 613092 www.justextensionplans.co.uk	18 Wavendon Avenue New Milton BH25 7LS Project 8 Watermead, 23 Willow Way Christchurch BH23 1JJ	Drawing Ground & First Floor Plans As Permitted By Planning Ref: 8/18/3081/HOU	Drawing number 1072/P06		Revision --
			1:50 @ A3	Sep 2019	

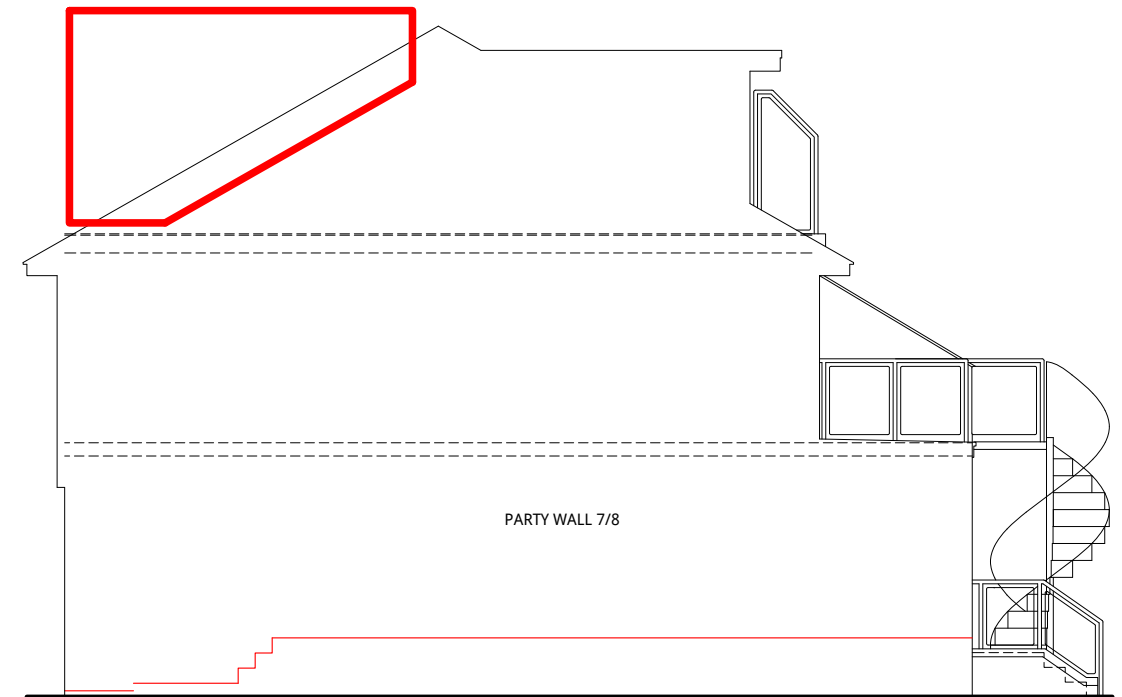


SECOND FLOOR PLAN

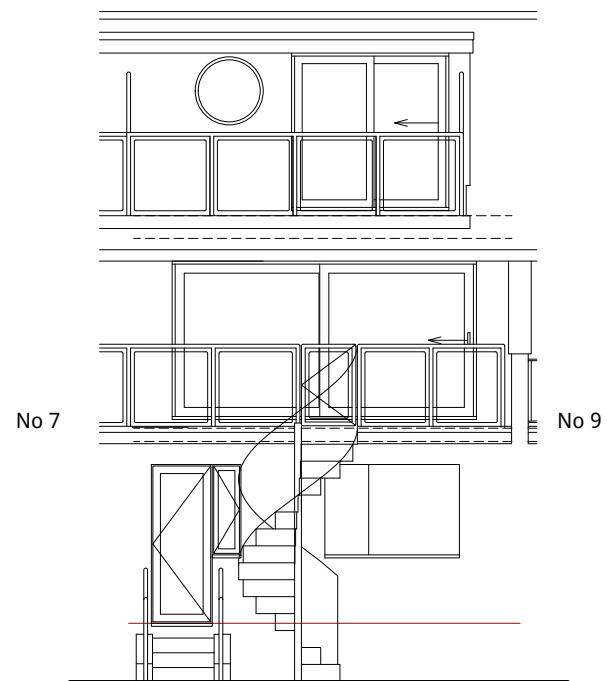




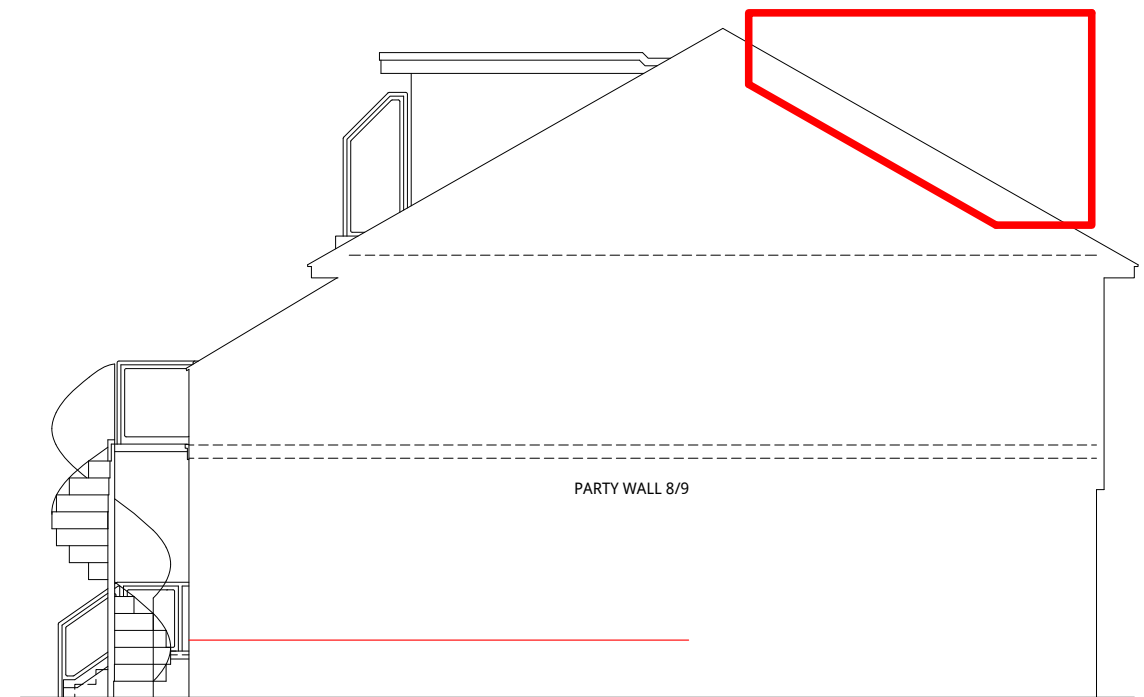
FRONT (NORTH) ELEVATION



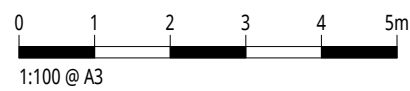
SIDE (WEST) ELEVATION

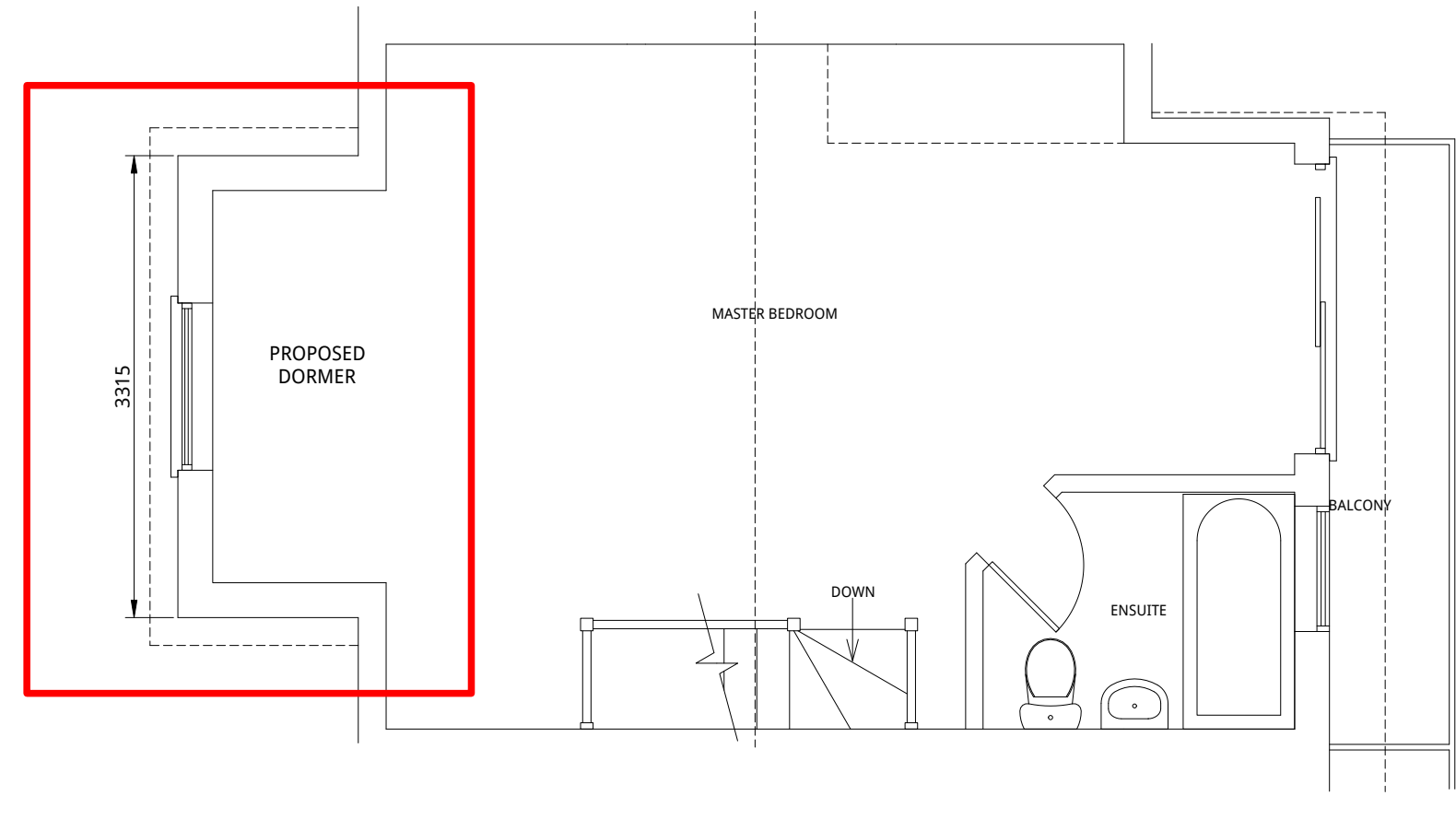


REAR (SOUTH) ELEVATION

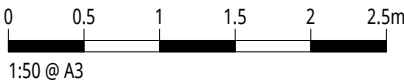


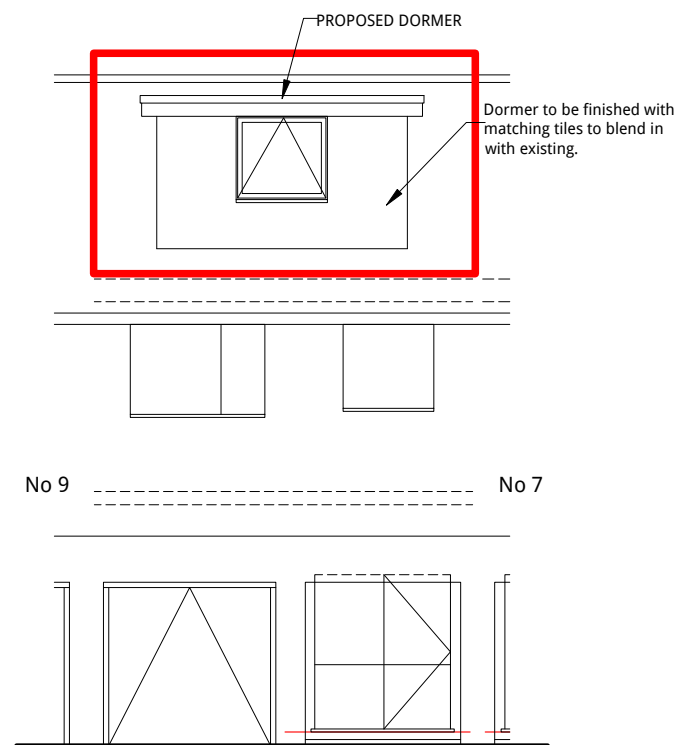
SIDE (EAST) ELEVATION



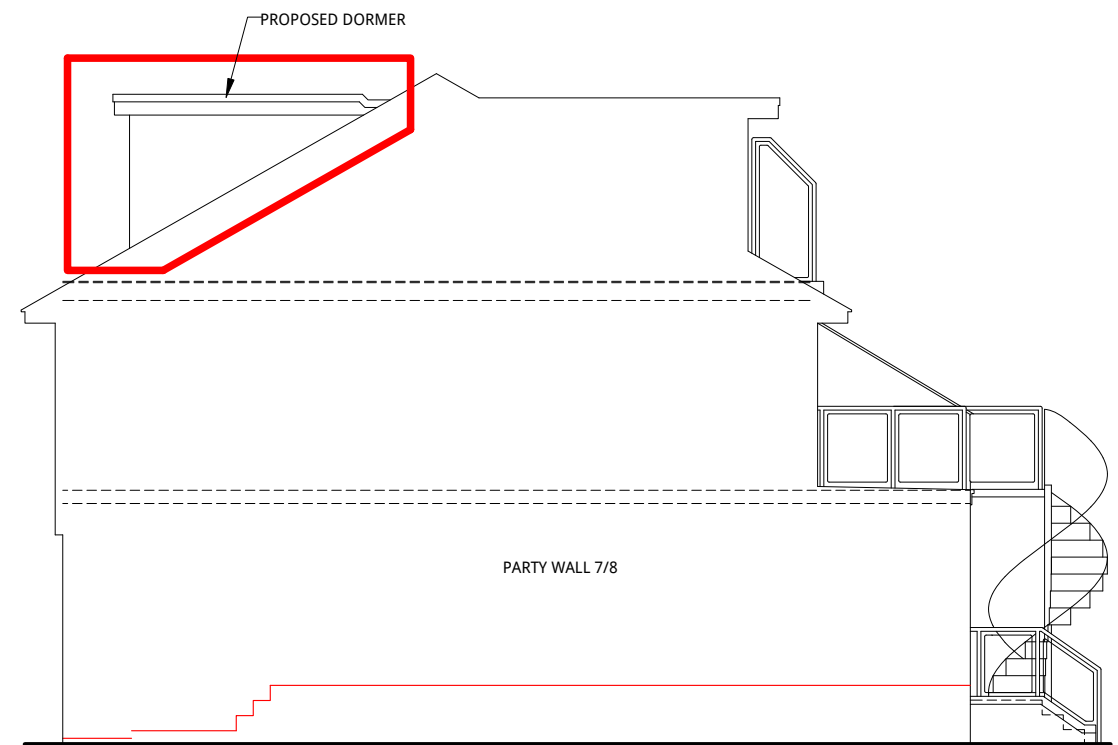


PROPOSED SECOND FLOOR PLAN

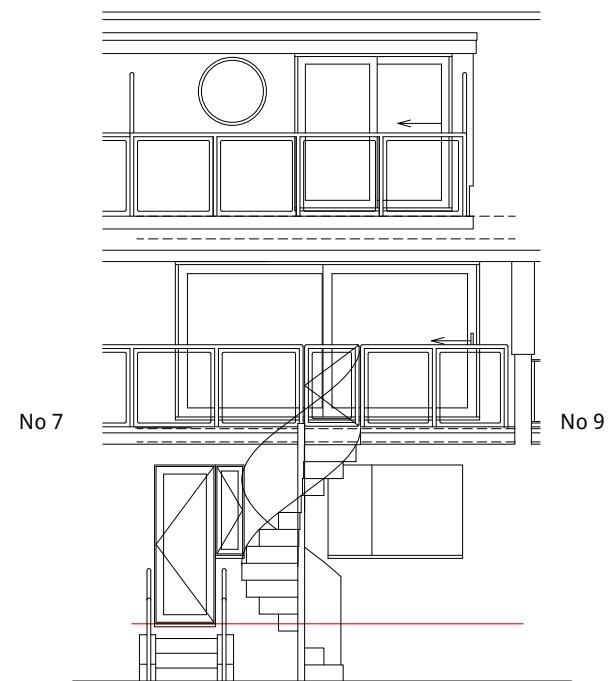




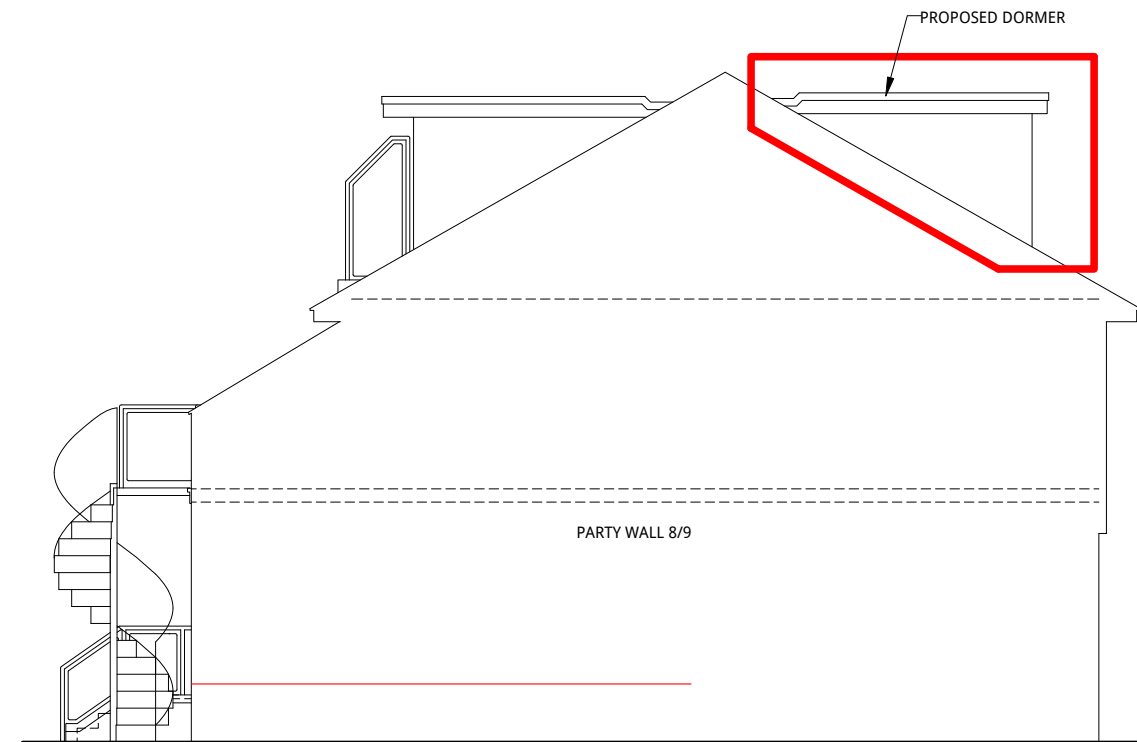
PROPOSED FRONT (NORTH) ELEVATION



PROPOSED SIDE (WEST) ELEVATION



PROPOSED REAR (SOUTH) ELEVATION



PROPOSED SIDE (EAST) ELEVATION

