

Planning Committee

Application Address	11 Ashridge Avenue, Bournemouth, BH10 6BX
Proposal	Alteration to front dormer window and extend roof over two storey rear extension.
Application Number	7-2024-29176
Applicant	Stag Conversions Ltd
Agent	Mr Matthew Knowles
Ward and Ward Member(s)	Kinson Cllr Adams Cllr Dower Cllr Farr
Report Status	Public
Meeting Date	18 July 2024
Summary of Recommendation	GRANT planning permission in accordance with the details set out below for the reasons as set out in the report
Reason for Referral to Planning Committee	<p>Call-in from Cllr Dower for the following reasons;</p> <p>The residents at number 9 Ashridge Avenue are concerned that the size and height of the back extension will infringe of the light into their garden. They are also concerned that the windows planned to the side of the extension will mean that they overlook number 9 impinging on their privacy.</p> <p>Overlooking/loss of privacy. Loss of light or overshadowing.</p> <p>This will negatively affect the lives of the two residents who live next door to number 11. They sit on the patio every evening and this extension will affect the enjoyment of their home.</p>
Case Officer	Laura Sims
Is the proposal EIA Development?	No

Description of Proposal

1. The application is a householder proposal to form a front gable and extend the roof of the property over two storey rear extension. Alterations are proposed to an existing front dormer with dormers proposed to both side roofslopes and additional rooflights. A gable end will be formed to the rear elevation. The existing roof slates will be replaced by fibre cement tiles with composite cladding to the dormers. The ground floor of the property will be rendered.
2. The extension would create a kitchen/diner on the ground floor to the rear and two additional bedrooms and W/C at 1st floor.

Description of Site and Surroundings

3. The application site is located on Ashridge Avenue and is occupied by a detached bungalow dwelling. The front of the site is enclosed with low brick walls to the front and is set back from the highway via a grassed over driveway and front garden. There is a dropped kerb outside the dwelling allowing for potential vehicular access to off road parking.
4. To the front elevation of the existing dwelling is a gable style dormer. The dwelling is in pebbledash with a red brick plinth and a slate roof. Ashridge Avenue is a residential street composed primarily of 2-storey houses which appear to date from the inter-war period and have a reasonable degree of consistency in their form, materials, scale, design and plot size. The properties occupy a regular and consistent frontage position. Whilst No. 11 reflects many of the street's prevailing characteristics listed above, it is something of an anomaly in being the only bungalow in the road.

Relevant Planning Applications and Appeals:

5. None.

Constraints

6. None.

Public Sector Equalities Duty

7. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

8. None.

Consultations

9. None.

Representations

10. Site notices were posted in the vicinity of the site on 08/05/2024 with an expiry date for consultation of 30/05/2024.
11. One representation has been received raising an objection to the development. The issues raised relate to;
 - Overlooking/ loss of privacy
 - Loss of outlook
 - Loss of light, impacting on a recently built patio.
 - Concerns over differences in level between properties increasing the impacts of the scheme.
 - Loss of views
 - Difficulties with ongoing maintenance

Key Issues

12. The main considerations involved with this application are:
 - Impact on character and appearance of the area
 - Impact on residential living conditions
13. These points will be discussed as well as other material considerations throughout this report.

Planning Policies

14. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the adopted and saved policies of the Bournemouth Core Strategy (2012) and Bournemouth Local Plan (2002).
15. **Core Strategy (2012)**

CS41: Design Quality
16. **Supplementary Planning Documents:**
 - BCP Parking Standards Supplementary Planning Document (2021)
 - Residential Extensions: A Design Guide for Householders – PGN (2008)
 - Sustainable Urban Drainage Systems (SUDS) - PGN
17. **National Planning Policy Framework (“NPPF” / “Framework”)**

The policies in the Framework are material considerations which should be taken into account in dealing with applications.

Section 2 – Achieving Sustainable Development

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

For **decision-taking** this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.”

Section 12 – Achieving well-designed places

Planning Assessment

Impact on character and appearance of the area

18. The proposed extension would project 5.2 metres beyond the existing rear elevation and extend the existing hipped roof with a gable end. Due to the spacing between dwellings, this would be partially visible to the street scene. However, the proposal is considered to represent a logical addition to the property, in keeping with its scale and character and this would have an acceptable impact on the streetscene. The proposed site is the only bungalow within the street scene and therefore this addition would not be seen as dominant or overbearing to the character or appearance of Ashridge Avenue.
19. Further the proposal would include two side dormers with catslide style roofs. They would have a height of 2 metres and length of 5 metres along each roof slope. They would form a logical addition to the property and would not be overly dominant or to create a harmful horizontal emphasis. The dormers have been reduced in length and amended in design from the original proposal. The catslide roof of the reduced dormers would be of better design than flat roof dormers as the horizontal emphasis is reduced, the dormers would be set 2.3 metres back from the principal elevation and would not take up a significant area of the roof slope. The dormers would be set off the eaves and ridge line, being subservient features.
20. The front elevation gable style dormer is similar in design to the existing front elevation dormer. It would increase in height by 0.5 metres and 0.8 metres in width, and therefore slightly more prominent in the streetscene. However it would not be considered as out of character or a harmful addition to the property. Dormers to dwellings on Ashridge Avenue are not a common feature as the majority of properties are 2-storey. The existing property has a prominent front dormer and the proposals are not considered harmful to the street scene.
21. Overall the proposal would have acceptable impacts on the character and appearance of the property and the street scene. The rear roof alterations and extension would not be harmfully visible to Ashridge Avenue, the side elevation dormers would be of appropriate size and would not be considered as a dominant addition to the dwelling. Therefore the proposal would comply with Policy CS41.

Impact on residential living conditions

9 Ashridge Avenue

22. The proposed dwelling sits on the shared boundary with Number 9 and would extend 2.2 metres beyond the rear elevation of no.9. Therefore the proposals will be visible from this neighbour. Although the proposal does stretch further along the shared boundary, this neighbour is set approx.. 5m to the north with an intervening garage. This limits the physical impacts of the projection of the extension beyond the rear of this neighbour and the scheme is not considered to result in an overbearing impact to this neighbour, nor result in a loss of outlook.

23. The amended plans reduced the openings to the north side elevation facing No.9 to a bathroom window and two rooflights serving a bedroom which the plans show are 1.7m above floor level. Rear facing 1st floor bedroom windows will have oblique views over adjoining gardens, however this is a common relationship within the street. There is around 35m to the nearest property to the rear in Pinewood Avenue to the east. There would be no ground floor windows facing Number 9 therefore there would be no harmful overlooking. Accordingly, the proposals have acceptable impacts on the privacy of these neighbours.

13 Ashridge Avenue

24. No. 13 sits to the south of the site. The proposed rear extension would sit 4.3 metres off the shared boundary with Number 13 Ashridge Avenue and would extend 2.5 metres beyond the neighbouring rear elevation. Due to the orientation, sitting and maintained ridge height, there would be no harmful overshadowing or loss of light to Number 13 Ashridge Avenue. Whilst visible to this neighbour, the extent to which the extension projects beyond the rear of No.13 and with its roof sloping away from the boundary, the scheme is not considered to result in an overbearing impact or loss of outlook.
25. The side elevation windows to the proposed dormer, roof slope and ground floor elevation would face the side elevation of Number 13 Ashridge Avenue. These windows do not serve habitable rooms and the rooflights to the 1st floor bedroom are high level. The site visit conducted by the case officer, confirmed that Number 13 does not have any existing side elevation windows facing the proposed site and therefore would not cause any harmful overlooking.
26. Overall the proposal would have acceptable impacts on the residential living conditions of neighbouring properties and comply with Policy CS41.

Conclusion

27. The proposal has acceptable impacts on the character and appearance of the street scene. The additions would not be considered as overbearing or dominant and would be proportionate to the original dwelling. The hipped roof form to the front elevation has been maintained and is therefore complimentary to the street scene. The side elevation dormers would not harm the appearance of the dwelling or be considered as excessive in size. The assessment of residential living conditions has concluded the scheme has acceptable impacts.
28. Therefore, having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring and proposed occupiers. The Development Plan Policies considered in reaching this decision are set out above.

Recommendation

- 30 It is therefore recommended that this application is approved.

Conditions

1. The development to which this permission relates to shall be begun no later than the expiration of three years beginning with the date of this permission.

Reason – This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- P-01 Rev A
- P-04 Rev D
- P-05 Rev E

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the details included on the application form, the materials and colours to be used in the construction of the external surfaces of the extension and roof alterations hereby permitted shall match the elevation(s) to which the extension is to be added and such work shall be completed prior to occupation of the development granted by this permission.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

4. The proposed skylights on the north elevation roof slope shall be of high level type (minimum 1.7m internal sill height) and shall be permanently retained as such.

Reason: To prevent undue overlooking of the adjoining residential property and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5. No part of the development hereby permitted shall be occupied unless the window on the northern elevation dormer as shown on approved plan P-05 revision E dated March 2024 has first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and every such window is either a fixed light or hung in such a way as to ensure that the full benefit of the obscured glazing in inhibiting overlooking is at all time maintained. This shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

Reason: To protect the amenity and privacy of adjoining properties and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

Statement required by National Planning Policy Framework

26 In accordance with paragraph 38 of the revised NPPF the Council takes a positive and proactive approach to development proposals focused on solutions. The Council work with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions,

In this instance, the agent was updated of any issues after the initial site visit, and responded by submitting amended plans, which were found to be acceptable and permission was granted.

Background Documents:

Case File – ref 7-2024-29176

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

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.