

Planning Board

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Report Subject	11 Hazell Avenue
Proposal	Alterations and roof extensions with dormer and rooflight to form first floor level to bungalow
Application Number	7-2015-26074
Applicant	Mr F Defeo
Agent	Design & Development Associates
Application Valid	1 December 2015
Status	Public
Ward	WW
Service Director	Planning Transport and Regulation
Meeting date	15 th February 2016
Report author	Pete Walters ☎ 01202 451323 ✉ planning@bournemouth.gov.uk
Recommendation	Grant
Reason for Planning Board Decision	10+ representations received contrary to officer recommendation

Previous Relevant Planning Applications and Appeals:

1. None

Summary of Proposal:

2. Planning consent is sought for alterations and roof extensions including a dormer and rooflight to form a first floor level to bungalow.

Relevant Policies:

3. Applications for planning permission must be considered having regard to the provisions of the Development Plan and any other relevant material considerations. The key document being the Bournemouth Local Plan. Various Development Plan Documents (DPD) make up the Local Plan, the

Bournemouth Local Plan: Core Strategy (October 2012) being the overarching document. The CS has superseded the Bournemouth District Wide Local Plan (DWLP) as the strategic policy framework for the Borough although various policies in the DWLP have been retained as 'saved' policies. The Core Strategy covers the period 2006 to 2026.

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration in planning decisions.

4. The following Policies are considered relevant to the current application:

Core Strategy

Policy CS41 Quality Design

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government strategy to achieve sustainable development. The framework is relevant to the current application and issues relating to the economy, ensuring the vitality of town centres, sustainable transport, high quality communications, housing, flooding/climate change, good design, promoting healthy communities, protecting green belt land, and conserving the natural and historic environment will be dealt with in the report where relevant.

Other

Residential Development: A Design Guide - PGN

Residential Extensions: A Design Guide for Householders - PGN

Sustainable Urban Drainage Systems (SUDS) - PGN

Issues:

5. The issues to consider in my opinion are whether the proposal complies with the relevant policies set out above and other material planning considerations set out below.

Impact on the character and appearance of the area:

6. The area is residential, comprising predominantly bungalows erected in 1935 on moderately sized plots. The host property is typical of properties in the area, featuring a hipped roof form and two large bay windows at the front of the property. The proposal is to create an additional storey in the property by extending the loft through installing a dormer and rooflights, increasing the ridge height of the roof and converting the roof form at the rear of the property from hipped to gable.
7. The original proposal also included converting the front of the roof from a hipped form to a gable end and a significantly larger dormer on the east elevation. It was considered that the proposals would have harmfully altered the character of the area. All building frontages on Hazell Avenue feature hipped roofs and therefore changing the frontage to feature a

gable would have significantly altered the street scene. The dormer would have also featured more prominently in the street scene under the original proposal, the staggered nature of the properties accentuating it.

8. Following discussions with the agent regarding these concerns an amended proposal was submitted. The front elevation has been retained as existing, the dormer has been reduced in size and it is set back from the front of the property. It is considered that the street scene is therefore not adversely impacted by the proposal. It is also proposed to increase the ridge height by 400mm, reduced from an initial proposal of a 500mm increase. While this will slightly increase the ridge height above that of other properties it is considered that the proposed increase is not sufficient to be harmful to the street scene. It is noted that the roof of 19 Priestley Road is higher than other properties.
9. It is considered that while the proposal alters the roof form of the property, it is not damaging to the character of the property, especially as the front elevation is retained. The change to the rear of the property is not considered to be excessive either. The proposed design still gives the impression of a bungalow design while allowing the applicants to expand their space. It is therefore considered that the proposal would not be harmful to the character and appearance of the area.

Impact on neighbouring residents:

9 Hazell Avenue

10. This property is to the west of the host property. The host building is set back further from the neighbours. The proposal would not extend the rear building line any further than it currently is situated. Utilising the 45° overshadowing rule outlined in the Residential Extensions, A Design Guide (2008) it is demonstrated that the extension would not have a harmful impact on this neighbouring property.

13 Hazell Avenue

11. These neighbours are sited to the east of the host property. The staggered nature of the street scene means that there is no issue with overshadowing from the proposal. The proposed dormer would be sited on the east elevation towards the property. In order to eliminate any loss of privacy, a condition could be included stipulating that the window is obscurely glazed. This is considered reasonable, particularly given that the window would serve a bathroom. With the inclusion of this condition, it is considered that the proposal would not be harmful to the amenity of the neighbours.

16 Kingsbere Avenue

12. This neighbouring property is situated to the rear of the host property approximately 44m away. This is considered to be sufficient distance to avoid harmful overlooking and the loss of privacy. It should be noted that if the neighbouring property was 2 storeys, the distance required by the Residential Design Guide would only be 21m between properties, less

than half the distance between the properties and it is therefore considered more than enough distance between a two storey and a single storey building. It is therefore considered that the proposal is not harmful to the amenity of these neighbours.

Working with the applicant/agent:

13. In accordance with paragraphs 186 and 187 of the 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 issues after the initial site visit, the agent was provided the opportunity to submit amendments to address issues.

Representations:

14. 16 letters of objection and a petition were initially received. Due to the exceptional response to the application, it was re-publicised after amended plans were received and a further 40 letters of objection were received, raising the following material planning issues:
- Harmful to the character of the area – this is addressed in the report
 - Loss of privacy to neighbouring properties – the proposal would overlook neighbouring gardens, however given the urban location of the proposal, this is not considered to be unreasonable.
 - Overdevelopment – this is addressed in the report
 - Overshadowing of neighbouring properties – this is addressed in the report
 - Overbearing on neighbouring property – as mentioned in the report, the proposed increase in roof height is only 400mm which is not considered to be harmfully overbearing. The proposed dormer would be situated on the side of the property and has been significantly reduced in size, mitigating its impact.
 - Increase in noise and traffic from more residents – while it is possible that there could be an increase in traffic and noise it is not considered to be unacceptable. The noise would only be from occupants in a household and is no more or less likely than with a smaller dwelling. The increase in traffic could be accommodated by the drive at the front of the building.

Conclusion:

15. 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 and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are set out above.

Recommendation

16. **GRANT** with the following conditions:

1. Development to be carried out in accordance with plans as listed

The development hereby permitted shall be carried out in accordance with the following approved plans: 031/001 rev A, 031/002 rev C

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

2. Materials as Specified

The development hereby permitted shall be carried out in accordance with the following approved plans: 031/001 rev A, 031/002 rev C

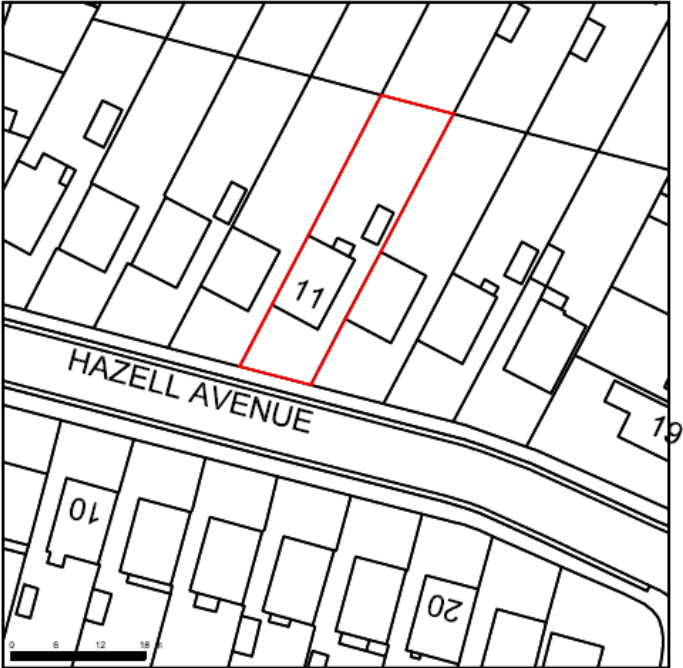
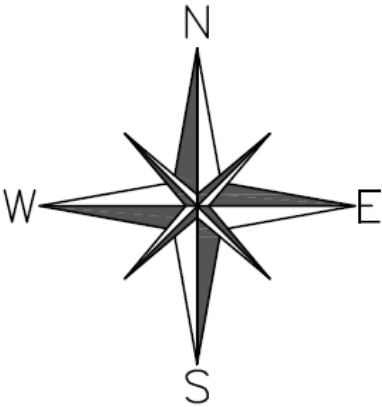
Reason: For the avoidance of doubt and in the interests of proper planning.

3. Windows in Elevation to be Glazed with Obscure Glass

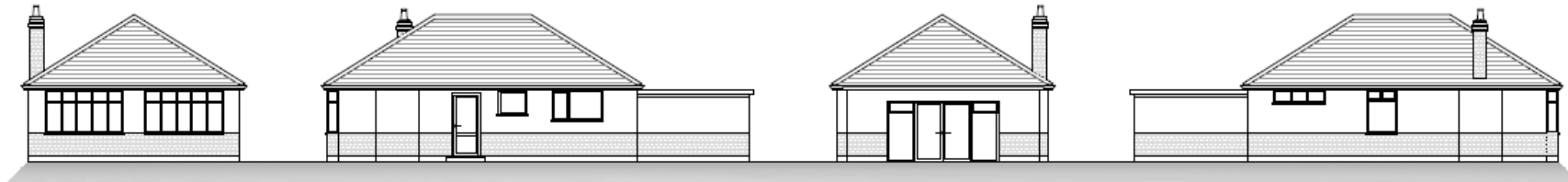
The proposed window(s) in the dormer on the east elevation of the building/extension shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and shall be permanently retained as such unless otherwise agreed in writing by the Local Planning Authority.

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).

Location Plan



Existing Plans & Elevations

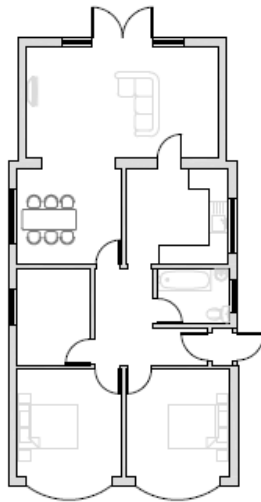


Existing Principal Elevation
1:100

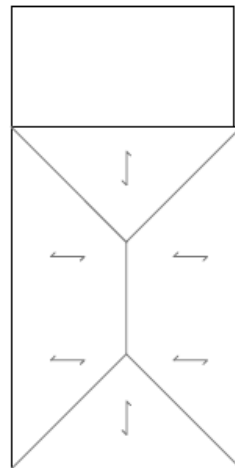
Existing East Elevation
1:100

Existing Rear Elevation
1:100

Existing West Elevation
1:100



Existing Ground Floor Plan
1:100



Existing Roof Plan
1:100



Existing Location Plan
1:1250



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Rev	Description	Date

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Site Address: 11 Hazell Avenue
Bournemouth
BH10 4DN

Drawing Title: Existing Floor Plans & Elevations

Client Name: Mr. F. Defeo

Job No. 031	Scale 1:100@A2	Date Nov-15
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Revision A	Drawing No. 001	Drawn By DPR
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Initial Proposal (now superseded)

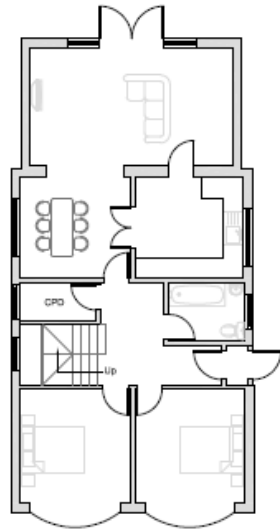


Proposed Principal Elevation
1:100

Proposed East Elevation
1:100

Proposed Rear Elevation
1:100

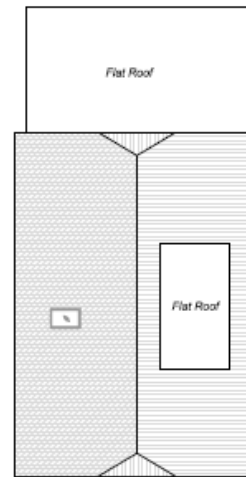
Proposed West Elevation
1:100



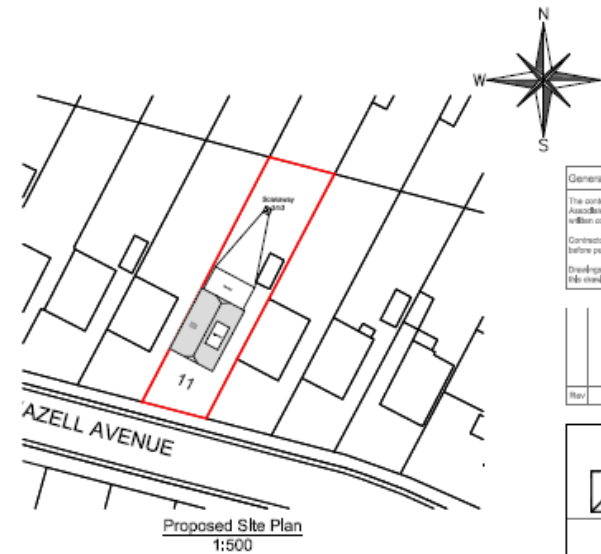
Proposed Ground Floor Plan
1:100



Proposed First Floor Plan
1:100



Proposed Roof Plan
1:100



Proposed Site Plan
1:500

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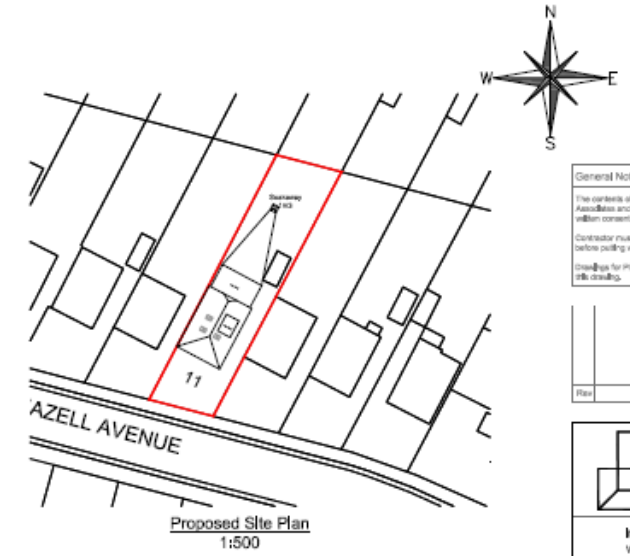
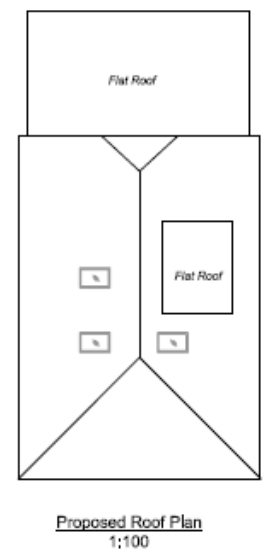
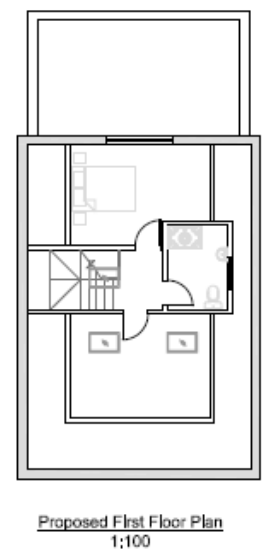
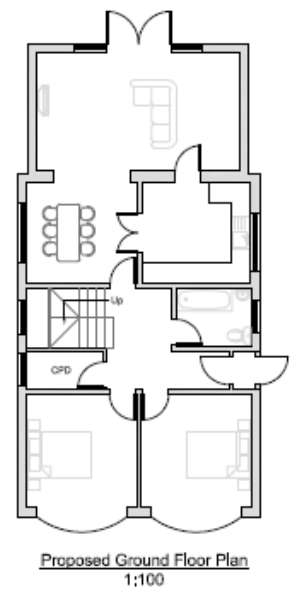
Site Address: 11 Hazell Avenue
Bournemouth
BH10 4DN

Drawing Title: Proposed Floor Plans & Elevations

Client Name: Mr. F. Defeo

Job No.	Scale	Date
031	1:100@A2	Nov-15
Revision	Drawing No.	Drawn By
A	002	DPR

Amended Proposals



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Client Name: Mr. F. Defeo

Job No. 031	Scale 1:100@A2	Date Nov-15
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Revision D	Drawing No. 002	Drawn By DPR
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