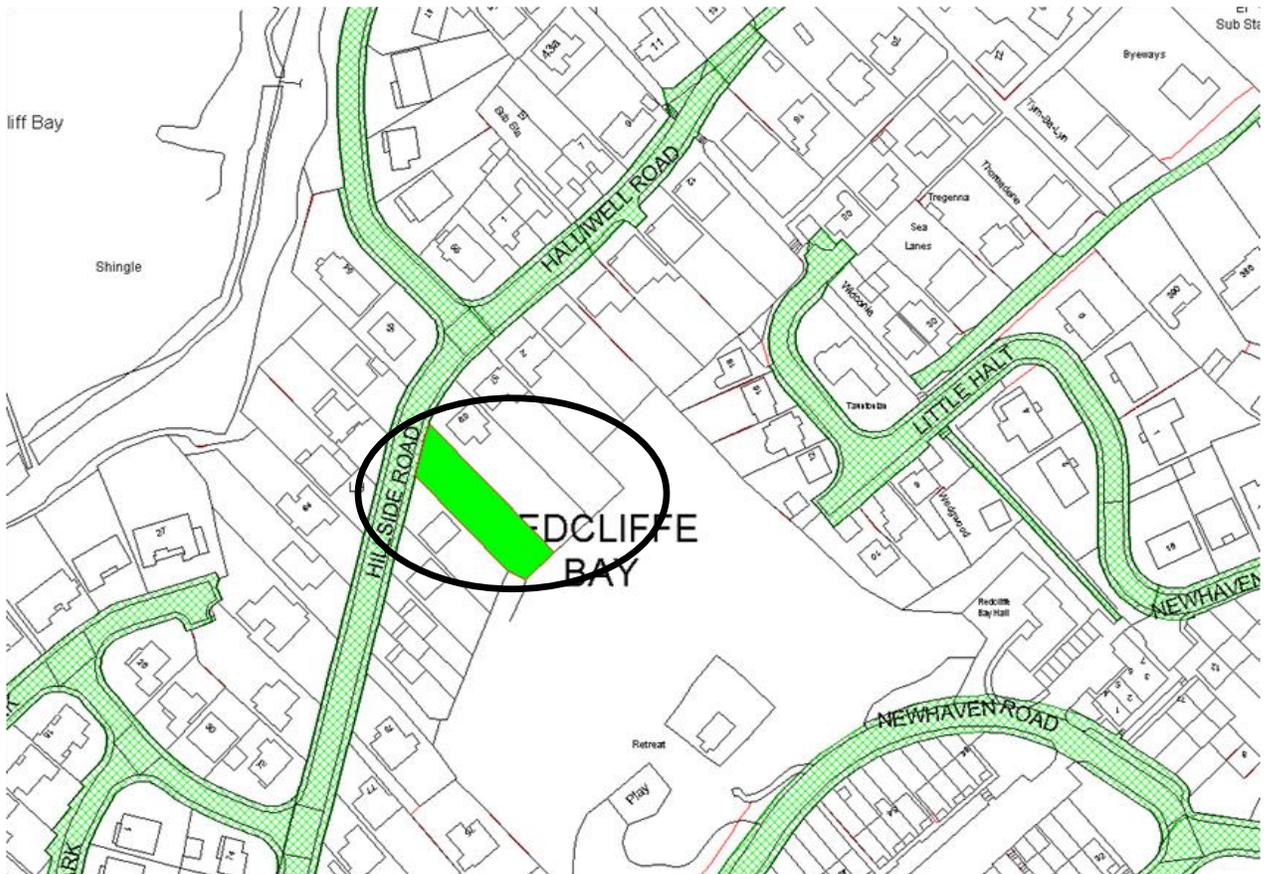


Planning and Regulatory Committee 9.11.16

SECTION 2

APPLICATION NO: 16/P/2141/F	CASE OFFICER: Owen Gore
APPLICANT: Mr and Mrs Motton	Extended expiry date: 16 November 2016
PARISH/WARD: Portishead/Portishead West WARD COUNCILLOR(S): Cllr D R Jolley Cllr Mrs F D Baker	TARGET DATE: 19 October 2016
SITE ADDRESS: 61 Hillside Road, Portishead, BS20 8JR	

LOCATION PLAN: The following plan shows the general location of the site only and is for illustrative purposes. The circle identifies the location of the site and is not a representation of the site boundaries. The site boundaries and other details submitted with the application can be viewed on the council's website at www.n-somerset.gov.uk. This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright and database rights 2016 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



SECTION 2

16. **Section 2: 16/P/2141/F Erection of a two story front extension and a single storey rear extension and an extension to basement garage at 61 Hillside Road, Portishead, BS20 8JR**

REFERRED BY COUNCILLOR MRS BAKER

Summary of recommendation

It is recommended that the application be **REFUSED**. The full recommendation is set out at the end of this report.

The Site

The application site is located within a residential area of Portishead, overlooking Redcliffe Bay.

The property faces onto Hillside Road to the northwest and has woodland associated with 'The Retreat' on Newhaven Road to the rear; the properties at No.59 & No.63 sit immediately adjacent to the application site, to the north and the south respectively.

Due to the levels on the site, the rear of the property is significantly higher than the road to the front. The existing property is three stories at the front, with the top floor within the roof space and dormer windows on the front and rear; on the ground floor level there is a garage.

The Application

Full permission is sought for: -

- Remodelling of the existing dwelling into a flat roofed, three storey, modern dwelling with the garage retained and the entrance hallway at the ground floor level.
- The proposal will include the erection of a two storey front extension and a split level single storey rear extension.
- The proposal will be finished in painted render, stone cladding and timber cladding, and design will incorporate a large amount of glazing on the front elevation
- Off road parking will be included for 2 vehicles

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Relevant Planning History

Year	Reference	Proposal	Decision
2016	16/P/1074/F	Erection of a two story extension and an extension to basement garage	Refuse

Policy Framework

The site is affected by the following constraints:

- Within the settlement boundary for Portishead
- The site to the rear is a Local Green Space and Green Infrastructure; the site was previously designated as Amenity Area in North Somerset Replacement Local Plan

The Development Plan

North Somerset Core Strategy (NSCS) (adopted April 2012)*

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS31	Clevedon, Nailsea and Portishead

* Core Strategy - High Court Challenge

Following a legal challenge to the adopted Core Strategy, Policy CS13 (housing requirement) was remitted back to the Planning Inspectorate for re-examination. In addition, Policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33 were also remitted on the grounds that should the housing requirement be increased, then this may have consequences for one or more of these policies. All other policies remain adopted. Policy CS13 was approved by the Secretary of State on 18 September 2015 and forms part of the development plan. The examination of the other remitted policies has taken place and the Inspector's report is expected shortly.

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The Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
DM24	Safety, traffic and provision of infrastructure etc. associated with development
DM28	Parking standards
DM32	High quality design and place making
DM38	Extensions to dwellings

Other material policy guidance

National Planning Policy Framework (NPPF) (March 2012)

The following is particularly relevant to this proposal:

Section No	Section heading
7	Requiring good design

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)
- Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014)
- North Somerset Parking Standards SPD (adopted November 2013)

Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Third Parties: 1 general observation letter has been received. The principal planning points made are as follows:

- Completely out of keeping with the architectural style of the immediate neighbours, spoiling the flow of house styles from No. 57 to No. 65.
- The design of the house in its location is in danger of looking a bit of a carbuncle.

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4 letters of support have been received. The principal planning points made are as follows:

- New Modern design will enhance the area
- Improved energy efficiency

Portishead Town Council: *“No objection subject to no valid objection from neighbours.”*

Principal Planning Issues

The principal planning issues in this case are (1) principle, (2) character and appearance, (3) impact on neighbours, (4) parking and highway safety and (5) setting of listed building.

Issue 1: Principle

The extension is a substantial revision to the existing house. Policy DM38 ‘Extensions to dwellings’ gives relevant guidance as follows: -

‘Proposals to extend existing residential properties...will be permitted, provided they: - respect the massing, scale, proportions, materials and overall design and character of the existing property; do not harm the street scene or local area...; and would not prejudice the living conditions of occupiers of adjoining properties and ensures the retention of adequate private amenity space, and take account of the councils parking standards’.

It is considered that the proposal does not meet the criteria set out in this policy for the reason set out below.

Issue 2: Character and appearance

The proposal is for a distinctive, modern design, with a large, rendered, ‘T’ shaped frontage that incorporates a significant amount of glazing.

The Supplementary Planning Document, Residential Design Guide – section 2 *Appearance and character of house extensions and alterations* is adopted guidance and states under section 3.2.2 ‘Shape of roofs’ that *‘The roof is a key feature that helps define the shape and massing of a building. Any proposed extension should have a roof that reflects the style of the existing building’*. The proposal is to remove the existing second floor/roof structure of the existing dwelling and replace this with a flat roofed, third storey to extend backwards to the upper tiers of the sloped, rear garden.

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There are other flat roofed buildings in the area, however as the existing property is within a group of dwellinghouses of a similar age and style, the proposal would be out of keeping with the row of 8 immediate neighbours, which are of a more uniform, traditional design. The group of properties on this side of Hillside Road have a traditional form with a pitched roof, and as this property is in the middle of this row, the flat roof is considered not to be a design solution that complements the existing building and street scene and is therefore unacceptable in such a prominent location.

Whilst the design is to create a modern looking dwelling, this fails to consider the design of the immediate dwellings and provide some link to the context of the local area. It would introduce a discordant element in a row of similar properties.

The proposal would unacceptably harm the characteristics of the existing building and the character of its surroundings. In this respect, the proposal is contrary to policy CS12 of the Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the Supplementary Planning Document, Residential Design Guide – section 2.

Issue 3: Impact on neighbours

The previous application, ref.16/P/1074/F was refused on the basis that the proposed development, by virtue of its siting, levels, form, scale, height, massing, and its proximity to the site's boundaries, would have an adverse impact upon the living conditions of neighbouring residents at No.59 and No.63 by reason of overbearing impact, overshadowing and loss of light.

The new proposal has been amended to reduce the impact to the neighbouring properties and as such, the proposed development complies with the relevant tests contained within the Residential Design Guide and would not result in a significant adverse impact upon the living conditions of neighbouring residents. In this respect, the proposal complies with policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1).

Issue 4: Parking and highway safety

The proposal includes 2 off-street parking spaces and will retain the existing garage. However, the garage is approximately 3.4m x 5m and would not meet the required length. Although on-site parking provision will fall below the standards set out in the Parking Standards SPD, the highway conditions in the area are such that there will be no adverse impact on highway safety as a result of approving this proposal. The proposal therefore complies with policy DM28 of the North Somerset Sites and Policies Plan (Part 1).

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Issue 5: Setting of Listed Building

The proposal does not affect the setting of any listed buildings.

Natural Environment and Rural Communities (NERC) Act 2006

The proposed development will not have a material detrimental impact upon biodiversity.

The Crime and Disorder Act 1998

The proposed development will not have a material detrimental impact upon crime and disorder.

Conclusion

The existing property is within a row of 8 dwelling houses of a similar age and style. Given the prominence of this property on the street scene, and the fact that the proposal is set forward nearer to Hillside road, it is considered that the proposal would be incongruous and have a negative and harmful impact on the street scene, as well as the character of the area.

The proposal is therefore contrary to policy CS12 of the Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan and the Supplementary Planning Document Residential Design Guide section 1 Protecting living conditions of neighbours.

RECOMMENDATION: REFUSE for the following reasons:

1. The proposed development, by virtue of the siting, scale, form, massing, detailing, roof design and materials will be out of keeping with the existing dwelling and its surroundings; and the additional bulk created on the principal elevation of the proposed dwelling will result in overly prominent and incongruous development that will be out of character with the site and its surroundings. The proposal is therefore contrary to policy CS12 of the Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan and the Supplementary Planning Document Residential Design Guide section 1 "Protecting living conditions of neighbours".