

SECTION 2 – ITEM 6

Application No:	19/P/2443/FUH	Target date:	27.11.2019
Case officer:	John Grierson	Extended date:	20.12.2019
Parish/Ward:	Portishead Portishead West	Ward Councillors:	Councillor Cato Councillor Holland
Applicant:	Mr Adam Watson		
Proposal:	Retrospective application to retain front and rear dormer extensions		
Site address:	14 Denny View, Portishead, Bristol, BS20 8BS		

REFERRED BY COUNCILLOR HOLLAND

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 on the southern side of Denny View. The property is a modern bungalow similar to other properties in Denny View, a small number of which have front and rear dormer extensions.

The property previously had an original front and rear dormer which measured approximately 5.2m wide, 3.2m deep, with a maximum height of 1.1m. The dormer had a flat roof which was 0.3m above the main ridge of the bungalow.

The Application

Full permission is sought for the retention of a joined front and rear dormer measuring approximately 10.8m wide, 5.0m deep, with a maximum height of 2.0m. The roof is pitched, where it exceeds the height of the original ridge by approximately 0.8m.

Relevant Planning History

Year	Reference	Proposal	Decision
2019	19/P/0680/MMA	Minor material amendment to Planning Permission 18/P/4905/FUH (Single storey rear extension and enlarge existing dormer to rear and sides) to allow for an enlarged dormer and change of dormer cladding	Approved

2019	18/P/4905/FUH	Single storey rear extension and enlarge existing dormer to rear and sides	Approved
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Both dormers previously approved under 18/P/4905/FUH and 19/P/0680/MMA have the same width as proposed in the current application. The amended proposal (19/P/0680/MMA) increased the depth and materials from the original permission; this is the same as the depth and materials which are proposed under the current application. Both previously approved applications had the same height as the original existing dormer.

Policy Framework

The site is affected by the following constraints:

- Within the settlement boundary of Portishead
- Within an aerodrome safeguard zone

The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
CS2	Delivering sustainable design and construction
CS12	Achieving high quality design and place making

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
DM32	High quality design and place making
DM38	Extensions to dwellings

Other material policy guidance

National Planning Policy Framework (NPPF) (February 2019)

The following is particularly relevant to this proposal:

Section No	Section heading
2	Achieving Sustainable Development
12	Achieving well designed places

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:

9 letters of support have been received. The principal planning points made are that the dormer is an improvement to the appearance of the street scene, the appearance of the application property and in keeping with the style and proportions of the application property.

Portishead Town Council: "No objection".

Principal Planning Issues

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

Issue 1: The principle of development

The development of a dormer roof extension is acceptable in principle under Policy DM38 and this has been reflected in previous planning permissions 18/P/4905/FUH and 19/P/0680/MMA.

Issue 2: Character and appearance

A dormer of the same width, depth, fenestration and materials as currently proposed was approved for the property in May (ref 19/P/0680/MMA) and these aspects of the design are considered to be acceptable. However, the roof height of the dormer is considerably higher than what was previously approved in May.

Paragraph 3.2.3 of the Residential Design Guide (Part 2) states that dormer extensions should be designed so that their size and design is proportionate to the roof of the existing building, and that large, box-like dormers are inappropriate for the majority of domestic properties where they would be visible from public views. The dormer as built projects approximately 0.8m above the ridge of the main roof, and as a result, makes the dormer highly visible, and an overly dominant feature of the roof. As such, it is insensitive to the local character. There are several front and rear dormers within the street which have previously been approved, however, none of these exceed the roof ridge. It is understood that the original dormer at the property was higher than the roof ridge by 0.3m but this does not, however, support an increase in height by a further 0.5m to 0.8m.

In contrast to the comments of support received, it is considered that the taller design does not respect the massing, scale, proportions, and character of the existing property, and thus causes unacceptable harm to the characteristics of the existing building and the character of its surroundings.

The proposal is contrary to section 12 of the NPPF, policies DM32 and DM38, and the Residential Design Guide (Section 2: Appearance and Character of house extensions and alterations).

Issue 3: Impact on neighbours

The increased height of the dormer design would not cause any unacceptable harm in terms of impact on neighbours taking into account the previously approved designs. The proposed development complies with the relevant tests contained within the Residential Design Guide (Section 1: Protecting living conditions of neighbours) 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 Sites and Policies Plan (Part 1).

Issue 4: Parking and highway safety

On-site parking provision is adequate and complies with the standards set out in the North Somerset Parking Standards SPD. The proposal is therefore in accordance policies DM24, DM28 and DM38 of the Sites and Policies Plan (Part 1).

Issue 5: Setting of Listed Building

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

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The proposed development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A formal EIA screening opinion is not, therefore, required.

The Crime and Disorder Act 1998

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

Conclusion

The harm that the proposal has on the character and appearance of both the application property and the wider street scene is significant and therefore, the proposal is contrary to section 12 of the NPPF, policies DM32 and DM38, and the Residential Design Guide (Section 2: Appearance and Character of house extensions and alterations).

RECOMMENDATION 1: REFUSE for the following reasons:

1. The proposed dormer, by reason of its excessive height, would cause

significant harm to the character of the dwelling and wider street scene, contrary to policy CS12 of the North Somerset Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and guidance in the North Somerset Residential Design Guide Section 2: Appearance and Character of house extensions and alterations SPD.

RECOMMENDATION 2: That **ENFORCEMENT ACTION**, including any court action if applicable, is taken to remedy the breach of planning control subject to consultation between the Director of Development and Environment and the Solicitor to the Council.