

22/00427/HOU

WARD: HILSEA

43 MILITARY ROAD, HILSEA, PORTSMOUTH, CITY OF PORTSMOUTH, PO3 5LS.

CONSTRUCTION OF MANSARD ROOF TO FORM ADDITIONAL STOREY.

LINK TO ONLINE DOCUMENTS:

[HTTPS://PUBLICACCESS.PORTSMOUTH.GOV.UK/ONLINE-APPLICATIONS/SIMPLESEARCHRESULTS.DO?ACTION=FIRSTPAGE](https://publicaccess.portsmouth.gov.uk/online-applications/simplesearchresults.do?action=firstpage)

Application Submitted By: - ATP Design Ltd.

On behalf of: Mr Moon.

RDD: 29.03.2022

LDD: 26.05.2022

1.0 SUMMARY OF MAIN ISSUES

1.1 The application is being presented to the Planning Committee as the Local Planning Authority has received 15 letters of objection and a call in request from Councillor Scott Payer-Harris.

The principle matters to address include:

- Design;
- Amenity;
- Highways.

1.2 Site and surroundings

1.3 The application site comprises a two storey detached building currently in use as a single family dwelling house and located on the corner of Military Road and Firgrove Crescent. The building is flat roofed and constructed in red-brick, render and timber-cladding. The property is of a unique design within the area.

1.4 The surrounding area is made up of detached, semi-detached and terraced buildings in residential use. The buildings in the area differ in design and are generally finished in brick and render.

1.5 Proposal

1.6 The proposal seeks to construction a mansard roof at second floor level and which would form an additional storey.

1.7 The drawings show that it would measure 7.5m in depth, 5m in width and have a height of approximately 2m.

1.8 The proposed materials are;

- Dark grey tiles to existing roof area
- Single ply membrane flat roof to proposed mansard and existing rear roof area
- Single ply membrane parapet gutter

- Vieo zinc standing seam dormer
- Vieo zinc standing seam mansard

1.9 The footprint and proportions of the proposed extension are similar those granted under application 07/02054/FUL. The finish materials are being change from slate to zinc and the fenestration and layout differ.

1.10 The proposal differs from that which was refused under application 06/00879/FUL, in that the current submission is notably smaller and less bulky than the previous refusal.

1.11 Relevant planning history

1.12 07/02054/FUL - Construction of new second floor with mansard roof (Amended scheme). Conditional Permission 21/02/08

1.13 06/00879/FUL - Construction of new second floor with mansard roof to front elevation and raised walls to rear (re-submission of 06/00221/FUL). Refused. The proposed construction of an additional floor at roof level would, by virtue of its excessive bulk in close proximity to adjoining properties, represent an overbearing and unneighbourly development, detrimental to the amenities of adjoining occupiers notable in terms of their outlook and the creation of a strong sense of enclosure.

2.0 POLICY CONTEXT

2.1 The relevant policies within the Portsmouth Plan would include: PCS23 (Design and Conservation).

2.3 The aims and objectives of the revised NPPF (Feb 2021) would also be relevant in the determination of this application.

3.0 CONSULTATIONS

3.1 None.

4.0 REPRESENTATIONS

4.1 Fifteen objections have been received from local residents objecting to the proposal on the following grounds:

1. Overbearance
2. Loss of light daylight (firgrove crescent)
3. Loss of sunlight
4. Visual intrusion
5. Out of character
6. Overlooking
7. Concern over future use of building
8. Parking issues
9. Loss of privacy
10. Inadequate publicity
11. Impact on existing foundation
12. Dominance
13. Loss of tree-top view

5.0 COMMENT

5.1 The determining issues within the application relate to:

- The principle of development;
- Design; and
- Impact on neighbour amenity.
- Highway matters

6.0 Principle of development

6.1 The application site is an existing residential building, where extensions and alterations to such are considered acceptable in principle subject to relevant material considerations.

7.0 Design

7.1 Policy PCS23 of the Portsmouth Plan requires excellent architectural quality in new buildings and changes to new buildings, development that relates well to Portsmouth's history and protection and enhancement of important views and settings of key buildings.

7.2 Concern has been raised with regard the impact of the extension on the character of the area and the appearance of the building.

7.3 It is acknowledged that the extension would increase the height of the building, however its design shows that it will be set-in from the edges of the building and would maintain a height of approximately 2m. As such it would be subservient to the building and is not considered to appear dominant within the streetscene.

7.4 The surrounding area comprises of buildings which differ in appearance and materials, with the application site an existing anomaly due to its flat roof design. The proposed zinc and glazing would not appear imposing in the locality.

7.5 It is important to note that the surrounding buildings are currently taller than the application property, as a result of its flat-roof arrangement. The mansard roof would be of similar scale to the adjacent properties and is not considered to be out character with the existing mixed variety in the area.

7.6 In conclusion, the development would not result in undue harm to the character and appearance of the locality, and so would be in general accordance with PCS23 and the NPPF.

8.0 Amenity

8.1 Policy PCS23 of the Portsmouth Plan requires, amongst other things, that new development ensure the protection of amenity and the provision of a good standard of living environment for neighbouring and local occupiers as well as future residents and users of the development.

8.2 The building is detached and is bound by roads on two sides. Windows located in the southern flank of the immediate adjacent property at 28 Firgrove Crescent are secondary windows. As such the proposals are not considered to result in undue loss of light to habitable rooms within this property.

8.3 The application building sits to the west of no. 45 Military Road. Given this and the size and design of the roof extension (set in from the edges of the lower floors), it is not

considered that the proposals would result in loss of light and visual intrusion to occupiers of these adjoining properties.

8.4 Whilst the extension would be visible from points outside of the site, the resulting addition is not considered to result in undue overbearance on occupants of adjoining properties.

8.5 There are windows proposed in the western elevation and which would look out onto Firgrove Crescent. In this instance, it is not considered that occupiers of properties at nos. 29 and 30 Firgrove Crescent would be unduly impacted in terms of overlooking and loss of privacy.

9.0 Highways

9.1 The proposals are seeking additional bedrooms. The extensions would provide two additional rooms. The property is a single family dwellinghouse and as such the current provision of 2 off-street car spaces is considered sufficient.

10. Other matters

10.1 The following issues are not considered to be material to the application.

- Concern over future use of building
- Impact on existing foundation
- Loss of view

10.2 Owner/occupiers of adjoining properties have adequately been notified.

11 Conclusion

11.1 The proposal is not considered to result in undue harm to the character of the local area. Neither would it have an overbearing impact on neighbouring residents or give rise to a sufficient loss of light or outlook or privacy to justify refusing permission. As such, the proposal is considered to accord with Policy PCS23 of The Portsmouth Plan and the aims and objectives of the revised NPPF (Feb 2021).

RECOMMENDATION Conditional Permission

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - A101A, A201A.

Reason: To ensure the development is implemented in accordance with the permission granted

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as specified in the application documents and approved drawings.

Reason: In the interests of the visual amenities of the area in accordance with Policy PCS23 of the Portsmouth Plan.