

23/01456/HOU

WARD: CENTRAL SOUTHSEA

20 PRETORIA ROAD, SOUTHSEA, PO4 9BB

CONSTRUCTION OF DORMER TO FRONT ROOFSLOPE

Application submitted by:

Mrs Vicki Styles
Styles Architecture

On behalf of:

Mr Lee Hunt

[23/01456/HOU | CONSTRUCTION OF DORMER TO FRONT ROOFSLOPE. | 20 PRETORIA ROAD SOUTHSEA PO4 9BB \(PORTSMOUTH.GOV.UK\)](#)

RDD: 22nd November 2023

LDD: 20th January 2024

1.0 SUMMARY OF MAIN ISSUES

- 1.1 The application is brought before Planning Committee for determination because the applicant is a Member of the Council.
- 1.2 The main determining issues for this application relate to the following:
 - Design and local character;
 - Impact on residential amenity.

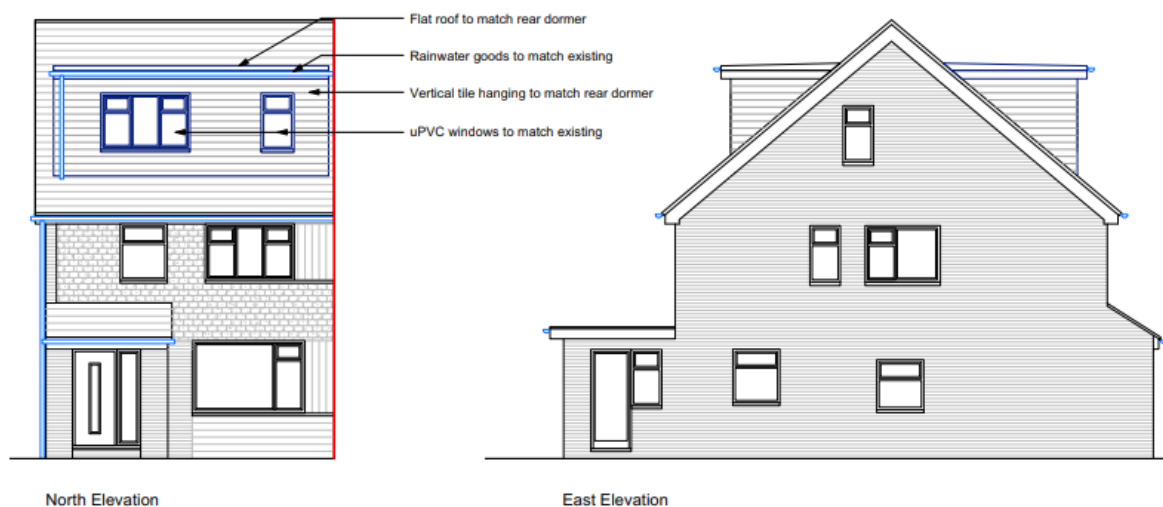
2.0 SITE AND SURROUNDINGS

- 2.1 The application site comprises a two-storey semi-detached property on the southern side of Pretoria Road, with a roof ridge running east/west and a gable side elevation. The property is externally clad in face brickwork with red hanging tiles to the first floor of the front of the property and a profiled tiled roof. The current roof space has a bedroom and ensuite, achieved with a Permitted Development rear roof extension and two front rooflights.

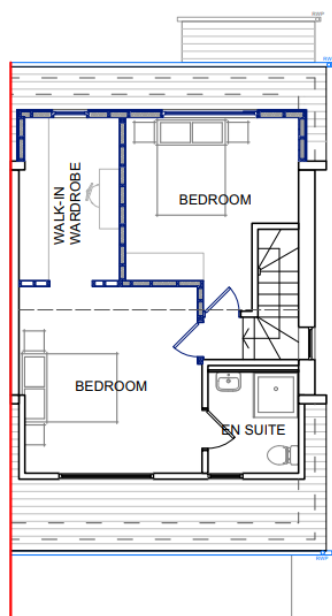
3.0 PROPOSAL

- 3.1 The application seeks the grant of planning permission for a proposed dormer to the front roofslope. The additional volume would allow a second bedroom and a walk-in wardrobe in the roof.

Proposed elevations:



Proposed floorplan:



4.0 PLANNING HISTORY

4.1 The site's most relevant planning history is listed below:

- 19/01637/CPL - Application for a lawful development certificate for a proposed loft conversion incorporating a dormer window within the rear roofslope, two rooflights to the front roofslope and a new second floor window within the east facing gable end - Approved, Planning Committee, 19th February 2020.

5.0 POLICY CONTEXT

5.1 In addition to the aims and objectives of the National Planning Policy Framework (2023), the relevant policies within the Portsmouth Plan (Jan 2012) would include:

- PCS23 - Design & Conservation

6.0 CONSULTATIONS

- 6.1 No consultations required.

7.0 REPRESENTATIONS

- 7.1 No representations received at the time of drafting the report. The neighbour consultation period expired on 27th December 2023, any comments received after the drafting of this report will be addressed at the committee meeting.

8.0 COMMENT

8.1 Design and local character

- 8.2 Policy PCS23 of the Portsmouth Plan states that all new development must be well designed and, in particular, respect the character of the city.

- 8.3 The application site is a semi-detached house on a road with mostly terraced houses. The applicant seeks to construct a very large dormer, which is actually a roof extension, on the front roof slope of the property.

- 8.4 The application site is slightly set back in comparison to other properties on the southern side of the road, which slightly mitigates the impact of the proposed development on the streetscape. However, the application site also needs to be considered in the context of being a semi-detached house, therefore a large front dormer on one of the properties would imbalance the aesthetics of the building as a whole, and be an incongruous feature within this streetscape otherwise devoid of forward roof extensions.

- 8.4 No design amendments have been suggested to the applicant as they would not achieve his desired outcome of accommodating an additional bedroom and a walk-in wardrobe.

8.5 Impact on residential amenity

The proposed front dormer is not considered to result in any significant loss of residential amenity to any surrounding residential properties to the east, west or north in terms of loss of light, outlook or privacy, noise or disturbance given the orientation of surrounding development and intervening distances.

8.6 Community Infrastructure Levy (CIL)

- 8.7 Portsmouth City Council introduced its Community Infrastructure Levy (CIL) charging schedule in April 2012. Most new development which creates over 99sqm of gross internal area or creates a new dwelling is potentially liable for the levy. However, exclusions, exemptions and reliefs from the levy may be available. In this case the proposed new floor space created would be less than 99sqm and therefore it is unlikely a CIL charge would be applicable if the scheme was approved.

8.8 Human Rights and the Public Sector Equality Duty ("PSED")

- 8.9 The Council is required by the Human Rights Act 1998 to act in a way that is compatible with the European Convention on Human Rights. Virtually all planning applications engage the right to the enjoyment of property and the right to a fair hearing. Indeed, many applications engage the right to respect for private and family life where residential property is affected. Other convention rights may also be

engaged. It is important to note that many convention rights are qualified rights, meaning that they are not absolute rights and must be balanced against competing interests as permitted by law. This report seeks such a balance.

- 8.10 Under section 149 of the Equality Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment, or victimisation of persons by reason of their protected characteristics. Further the Council must advance equality of opportunity and foster good relation between those who share a relevant protected characteristic and those who do not. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Having had due regard to the public sector equality duty as it applies to those with protected characteristics in the context of this application, it is not considered that the officer's recommendation would breach the Council's obligations under the Equality Act 2010.

9.0 CONCLUSION

- 9.1 Having regard to all material planning considerations, it is concluded that the proposed development is not acceptable and would not be in accordance with the relevant policies of the Portsmouth Plan (2012) and the objectives of the National Planning Policy Framework (NPPF) (2023).

RECOMMENDATION REFUSE

Reason for refusal:

The proposed front dormer, due to its size, would result in an incongruous development detrimentally affecting the roofscape of the pair of semi-detached houses and the wider Pretoria Road. As such the development is considered contrary to Policy PCS23 of the Portsmouth Plan and the aims and objectives of the National Planning Policy Framework (2023).