
Appeal Decision

Site visit made on 14 January 2020

by James Taylor BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 January 2020

Appeal Ref: APP/W1715/D/19/3235643

Venmarden, Pardoe Close, Hedge End, Southampton, Hants SO30 0NE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs T Kennedy against the decision of Eastleigh Borough Council.
 - The application Ref H/19/85225, dated 13 March 2019, was refused by notice dated 7 June 2019.
 - The development proposed is alterations to roof to incorporate the front and rear dormers into the main roof.
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Decision

1. The appeal is dismissed.

Procedural matter

2. During my site visit I noted that the appeal property is undergoing development. From the evidence I note that another planning permission has been granted for the ground floor extension and outbuilding detailed on the appeal drawings.

Main Issue

3. The main issue is the effect of the roof alterations and extensions on the character and appearance of the host building and the surrounding area.

Reasons

4. The appeal property is a bungalow with flat roof dormer windows to the front and rear elevations. It is sited within Pardoe Close where there are a number of bungalows of similar scale, height, form and density which provide uniformity to the street scene. The host building is the most visibly altered property in the close due to the prominent front dormer. However, it has been constructed from matching and recessive materials that provides a degree of attenuation. The dormer to the rear, although visible from adjoining gardens is little more than glimpsed from public vantage points.
5. The proposal details re-orientating and raising the ridge of the host building and incorporating the front and rear dormer windows into it. To achieve this, the face of the dormers would be extended to the side plains of the roof and clad with horizontal weatherboarding. This would increase the mass of the built form at first-floor level. Furthermore, the roof would be raised up over the dormers. Despite the hipped form this would increase the mass, scale and height of the built form prominently within the close. Therefore, the roof

- alterations and extensions would be out of keeping with the uniform height, scale and form within the street scene, appearing incongruous and dominant.
6. I note the appellant's assertion that the existing dormer windows fail the Council's planning guidance and ought not to have received planning approval. However, the dormer windows are lawfully part of the existing built environment. Moreover, the appellant states that the proposal would largely obviate the form of the dormer windows and therefore enhance the design of the dwelling. Furthermore, I note the letters of support from the occupiers of neighbouring property. Whilst I acknowledge the intent of the appellant and find the design to be satisfactory when taken in isolation of its context, for the reasons set out above, the increase in mass, scale and height would not be in keeping with the surrounding area.
 7. In this regard, the appellant has highlighted that Venmarden is the first dwelling on the left as you enter the close and adjoins two-storey houses. However, the two-storey dwellings are set some distance to the south, beyond a single-storey outbuilding and front onto a different road. The appeal site relates more clearly to the bungalows within Pardoe Close. As such, I do not find that the proximity and relationship of the appeal site to these dwellings would adequately mitigate the proposal.
 8. Therefore, on the main issue I find that the roof alterations and extensions would harm the character and appearance of the surrounding area. As such the proposal would conflict with 'saved' Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) – Adopted May 2006, Policy DM1 of the emerging Eastleigh Borough Local Plan 2016-2036 – dated June 2018, Section 12 of the National Planning Policy Framework and guidance within the Council's Character Area Appraisals Hedge End, West End and Botley Supplementary Planning Document – Adopted January 2008. These policies and guidance, amongst other aims seek high quality design that is appropriate in mass, scale and design.
 9. For the reasons given above I conclude that the appeal should be dismissed.

James Taylor

INSPECTOR