
COMMITTEE SITE VISIT App No. 19/01033/APP

Proposal: Loft Conversion with rear dormer, front dormer and front gable

Address: 14 Archer Drive Aylesbury Buckinghamshire HP20 1EP

At the previous Committee Meeting: **13th June 2019**

Officers Recommendation: **Approval**

Late Items:

None.

Public Speakers:

The Committee was addressed by:

Mr Paul Baker (Objector) -

- Mr Baker clarified that the main concern was the dormer at the rear of the building, and not the alterations to the front of the house as he lives in Shepherd Close to the rear of the application site.
- Mr Baker highlighted paragraph 9.7 of the officer report, in particular the reference to the dormer being described as a large box-like dormer. Reference was also made to the comments on whether the rear dormer would be visible from the street and from the rear gardens of neighbouring properties.
- Reference was made to the photographs supplied by Mr Baker prior to the committee meeting on the 14th June. These photographs show the view of the rear elevation of 14 Archer Drive from the ground and first floor windows of dwellings in Shepherd Close.
- The dormer was considered to be intrusive and reference was made to the originally proposed scheme which included a larger quantity of glazing.
- Whilst it was acknowledged the dormer has been reduced in size, it is still considered substantial and conflicts with and destroys the roof form.

Following questions from Members, the following points were made:

- This would be the only property in the area with a rear dormer.
- Following the suggestion from a Member that obscure glass could be used, the objector clarified that it would be an improvement but the dormer itself would still be intrusive.

Note: Mariusz Nicholson (Objector) was registered to speak but was not in attendance.

Site Visit: 18 June 2019 At: 10:00am

Those Attending: Members: Cllrs Mills, Bond, Copper, Town and Morgan

Local Member: Alison Harrison, Mary Stamp and Julie Ward

Apologies: None.

Officers: Nicola Wheatcroft, Alice Culver and Jack Spence

Features inspected:

Members initially viewed the site from the north east of the application site, along Archer Drive, members proceeded to enter the application site walking along the northern boundary of the dwelling into the rear garden. Members viewed the rear elevation of the host dwelling, and attention was drawn to the previous extensions. Attention was drawn to the existing openings located on the rear elevation of the dwelling and the distances between the application site and neighbouring dwellings.

Members then proceeded to walk along Archer Drive to the southern side, towards Shepherd Close. Members viewed the application site from Shepherd Close, noting that the roof slope of the host dwelling is visible from this location. Members continued to walk along Shepherd Close and entered the rear garden of No.25. Attention was drawn to the location of the rear dormer window and the proposed materials. Attention was also drawn to the location of trees in the neighbouring dwellings' rear gardens. Members proceeded to exit the rear garden of No.25 and walk along Shepherd Close, to the north of Archer Drive and viewed the application site from Lawrence Close. Members noted design and character of the local area and the view points of the proposed development.

Discussion:

Members noted that the site inspection was useful as it assisted members with a greater understanding of the proposal and the character and appearance of the local area. All members noted that the proposed alterations to the front of the dwelling could be seen to complement the character and appearance of the surrounding area. Two members noted that the proposed front dormer window would be located at second floor level and would therefore be different to the examples in the immediate area.

Members noted the building form of the surrounding area, in which the buildings are built relatively close together. All members suggested that views of the proposed rear dormer window would still be achieved from various different viewpoints, namely along Shepherd Close and Lawrence Close. One member noted that the proposed rear dormer would be visible from a small gap and therefore these views may be glimpsed

views.

All members raised a concern regarding the overlooking from the proposed rear dormer allowing further views into the rear gardens and into the rear rooms of the neighbouring dwellings. One member noted the potential to obscurely glaze the openings on the rear dormer. All members raised a concern regarding conflict with policy GP8 of the Aylesbury Vale District Local Plan.

Members also raised concerns regarding the design of the rear dormer window, suggesting that this does not integrate well into the host dwelling. Members commented on the local area and the design of the street scene, all members considered that the proposed rear dormer window could be seen to be out of character with the area. One member noted that the rear dormer window would be at odds with the character and quality of the surrounding buildings, another member noted that the rear dormer window would change the street scene. All members commented on the architectural design of the host dwelling and the surrounding area, noting that the proposed dormer window would not reflect the same design characteristics. One member noted guidance contained within the NPPF. Furthermore, one member mentioned the materials to be used, the timber cladding could be seen to be out of character for the area.