

Site Address: 4 South Road, Hayling Island, PO11 9AE

Proposal: Extend the existing dormers to the front elevation along with replacing the front glazing with velux windows.

Application Type: Full Planning Permission

Application No: APP/24/00663 Expiry Date: 02/10/2024

Applicant: Mr Mather

Agent: Mr Walker Case Officer: Denise Sheath

Ward: Parkers Design
Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

4 South Road, Hayling Island, is a detached bungalow constructed with white rendered elevations with a hung tiled roof, 2No. flat roof dormers are located to the front roof slope with 2No. flat roof dormers and a single storey rear extension located to the rear of the property. The front of the property has a hardstanding for off road parking which leads to a detached garage located adjacent to the front northern boundary, the frontage directly adjacent the bungalow is laid to lawn with a path leading to the garden gate and 1m wooden picket boundary fencing which separates the hardstanding and garage front the front garden area. The boundary treatment to the front consists of a 3-4m high hedge with 2m close boarded wooden fencing to the front side boundaries.

2 Planning History

APP/19/01161 - Sub division of existing plot and erection of 1No. 3 bed dwelling and creation of a new access for the existing dwelling. [Note: Grampian Condition applies, contact LPA for details] (Approved 29/04/2020). Request to Discharge Condition 4 (06.08.2020). Request to Discharge Condition 3 and 7 (23.09.2020). PERM - 29/04/2020

APP/20/00648 - Application for non-material change to Planning Permission APP/19/01161 in relation to addition of 3no. rooflights on dormer roofs and change of 1st floor front right window from square to triangular to fit within gable. PERM - 07/09/2020

APP/20/00883 - Erection of timber garage. - PERM - 17/05/2021

3 Proposal

Extend the existing dormers to the front elevation along with replacing the front glazing with velux windows.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is to replace the existing 2No. flat roof dormers to the front roof slope with 2No. pitched roof dormers to the front roof slope. Although the proposed dormers would be larger in height, width and depth they would not dominate the existing roof slope, they would be pitched in design with the materials to match the existing property therefore meeting the requirements set out within the Havant Borough Design Guide. The property is set back approximately 22.5m from the highway with the proposal partially screened from the public realm by the 3-4m high hedge to the front boundary. The proposed dormers are not considered to have a harmful impact upon the character of the front roof slope or have a harmful impact upon the character and visual amenity of the streetscene.

- 7.4 The second element of the proposal is to replace the small front glazed portion of the roof with 2no. Velux windows. the proposed velux windows are not considered to have a harmful impact upon the character of the front roof slope or have a harmful impact upon the character and visual amenity of the streetscene.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 It is not considered that the proposed replacement front dormers and the 2No. velux windows would create any additional impact than is existing to any of the occupiers of surrounding neighbouring properties, therefore meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00663 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 07 August 2024
Location and Block Plan - Drawing No P0 - Received 07 August 2024
Front and Rear Elevations - Drawing No P3 - Received 07 August 2024
Side Elevations - Drawing No P4 - Received 07 August 2024

Ground Floor Plans - Drawing No P1 - Received 07 August 2024

First Floor Plans - Drawing No P2 - Received 07 August 2024

3d Views 1 - Drawing No P5 - Received 07 August 2024

3d Views 2 - Drawing No P6 - Received 07 August 2024

3d Views 3 - Drawing No P7 - Received 07 August 2024

3d Views 4 - Drawing No P8 - Received 07 August 2024

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.