
Site Address:	Primrose Cottage, Avenue Road, Hayling Island, PO11 0LX		
Proposal:	Replacement dormer to front elevation and single storey front extension		
Application Type:	Full Planning Permission		
Application No:	APP/23/00226	Expiry Date:	14/08/2023
Applicant:	Mr Metcalf		
Agent:	Mr Walker	Case Officer:	Denise Sheath
	Parkers Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Primrose Cottage is located on the south side of Avenue Road and is accessed via a private road. The Cottage is a two storey, detached dwelling which incorporates a two storey extension on the east elevation, a two storey extension to the west elevation with a gable end design to the front, and three flat roofed dormers on the front elevation. There is a flat roofed double garage to the western side and front elevation.

The property has boundary treatment consisting of 1.8m close boarded fencing with high hedging, shrubbery and trees to all boundaries. The access to the property is hardsurfaced leading to the garage which allows for the parking of at least 3No. vehicles, the property's front eastern, and eastern side elevation is laid to lawn, with shingle and a patio area to the rear of the property.

2 Planning History

02/51318/004 - Front porch and two storey side extension with dormers to east elevation. PERM 22/07/2002
APP/11/01817 - Proposed two storey side and rear extension and part first floor front extension, incorporating new gable end to front elevation and 3No. velux windows. PERM 01/02/2012
APP/12/00291 - Proposed two storey side and rear extension and part first floor front extension, incorporating new gable end to front elevation and 2No. velux windows. (Revised application.) PERM 14/05/2012
APP/12/00533 - Discharge of Condition No. 5 of Planning Permission APP/12/00291. PERM 18/06/2012
APP/12/00562 - Variation to Condition 6 of Planning Permission APP/12/00291 relating to all proposed windows/glazing at or above first floor level in the south west elevation of the extension. PERM 03/08/2012
APP/12/01219 - Variation of Condition No. 6 of Planning Permission APP/12/00291 relating to the alteration to first floor windows on south elevation. PERM 29/01/2013

3 Proposal

Replacement dormer to front elevation and single storey front extension

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)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

No Objection

Reasons for Recommendation:

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The applicant has clarified that no trees subject to a Tree Preservation Order will be pruned to implement the planning permission in full. If this were to change the local authority would need to be notified prior to works taking place. The applicant has also clarified the layout at ground floor level of the existing and proposed garage on the western boundary will remain the same, resulting in minimal impact on the neighbouring hedge (shown as H4 of the Tree Constraints Plan - Arbtech TCP 01).

The development would not have a detrimental impact to trees and would be in accordance with policy DM8 of the Core Strategy (2011).

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
- (iv) Parking

(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 One element of the proposal is to replace the existing 3No. flat roof dormers located to the front elevation roof slope with 1No. large dormer with 2No. roof lights installed within the eastern section of the domer roof. The proposed dormer would not be readily visible from the streetscene as the application site is set back approximately 58m from the highway and is located at the end of a private road within Avenue Road. The adjacent neighbouring property (Orchard Cottage) also has a large dormer dominating the front roof slope, therefore this elevation of the proposal would not be out of keeping or have a harmful impact upon this section of streetscene.
- 7.4 The second element of the proposal is to alter the garage by replacing the double garage door within a single garage door and a window. The roof of the garage is to be altered from a flat roof to a pitched roof design. The new garage roof will increase the overall height of the garage from 2.7m to 3.6m. The alterations will allow for the conversion of part of the garage into an extra bedroom with a single garage remaining.
- 7.5 The last element of the proposal is for the erection of a single storey front extension. The front extension will have a depth of 1.7m from the existing front entrance and will span approximately 6.86m to the west attaching to the side elevation of the existing garage (proposed bedroom). The front extension will provide an en suite to the proposed bedroom and an entrance lobby and storage area to the to the main dwellinghouse. The proposed front extension will have a partial flat roof with a pitched design over the front entrance. The design of the front extension would not be out of keeping within the main dwellinghouse.
- 7.6 All the materials to be used in the construction of the proposed dormer, garage alterations and the front extension will be similar in appearance to those used in the construction of the dwellinghouse.
- 7.7 Amended plans were submitted on 11 September 2023 reducing the width of the proposed garage to ensure that there would be no encroachment in the form of overhanging guttering or footings to the neighbouring property to the south west (No.11 Rogers Mead).
- 7.8 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

- 7.9 The proposals would not be readily visible to the neighbouring properties directly to the rear (Nos 15 & 17A Rogers Mead) notwithstanding this these neighbouring properties would be screened by the 4-5m hedging and shrubbery along this shared boundary. It is therefore considered any impact from the proposals would have a limited and acceptable impact upon these neighbouring properties.
- 7.10 The proposed roof alteration to the garage would have a distance of approximately 6.5m from the rear facing elevation of the neighbouring property to the rear south west elevation of the application site (No.11 Rogers Mead). This neighbouring property would be screened by high hedging, shrubbery and trees along this shared boundary. It is therefore considered any impact from the proposals would have a limited and acceptable impact upon this neighbouring property.
- 7.11 The proposed replacement front dormer would have an approximate 16m distance from the side facing elevation of the neighbouring property to the front north eastern elevation (Orchard Cottage) - furthermore, whilst larger in bulk the proposed dormer would not create any additional overlooking over what is already existing. The proposed garage alterations would have an approximate 12m distance to the front facing elevation of Orchard Cottage. It is not considered that the proposed alterations would have a harmful impact upon this neighbouring property in terms of overshadowing, loss of outlook, overlooking or loss of privacy. It is therefore considered any impact upon this neighbouring property would be limited and acceptable.
- 7.12 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.

(iv) Parking

- 7.13 The proposal would result in an increase in the number of bedrooms from 3 to 4. As such, the parking SPD requires the provision of three parking spaces. There is sufficient car parking space to the frontage of the site (including the single garage) to accommodate this.

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/23/00226 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 22 March 2023

Tree Report - Received 21 June 2023

Location and Proposed Site Plan - Drawing No. P5 V2 - Received 11 September 2023

Existing Ground Floor Plan - Drawing No. P1 - Received 11 September 2023

Existing First Floor Plan - Drawing No. P3 Received 22 March 2023

Proposed Ground Floor Plan - Drawing No. P2 V2 - Received 11 September 2023

Proposed First Floor Plan - Drawing No. P4 V2 - Received 11 September 2023

Existing and Proposed Front Elevation - Drawing No. P6 V2 - Received 11 September 2023

Existing and Proposed Rear Elevation - Drawing No. P7 V2 - Received 11 September 2023

Existing and Proposed Side Elevations - Drawing No. P8 V2 - Received 11 September 2023

3D View 1 - Drawing No. P9 V2 - Received 11 September 2023

3D View 2 - Drawing No. P10 V2 - Received 11 September 2023

3D View 3 - Drawing No. P11 V2 - Received 11 September 2023

3D View 4 - Drawing No. P12 V2 - Received 11 September 2023

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.