

Site Address: Larkrise, 93 Sea Front, Hayling Island, PO11 0AW

Proposal: Alteration to roof structure, increase of roof pitch and addition of rooms in the roof. Changes to windows at first floor level.

Application Type: Full Planning Permission

Application No: APP/22/01080 Expiry Date: 02/01/2023

Applicant: Mr James

Agent: Mr I Murray Case Officer: Graham Speller

Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the south side of Sea Front and set back some distance from the road and backs onto the heathland beyond which is the sea.
- 1.2 The site is occupied by a two storey dwelling with a pitched roof and has garaging within the frontage area.
- 1.3 The surrounding area comprises a mix of styles and design of dwellings. Immediately to the east is Bayview Flats, set over 2 blocks and 3 stories high with a flat roof.
- 1.4 To the west is No.93a which is also set back from the road but closer than the application dwelling at No. 93.

2 Planning History

APP/16/00213 - Rear sun room and balcony, front two storey porch and full external cladding., PERM,20/04/2016

APP/17/00200 - Rear sun room and balcony, front two storey extension and full external cladding. (Revised application)., WD,11/04/2017

APP/17/00473 - Removal of sun room to rear; addition of rear balcony, front two storey extension and full external cladding., PERM,15/06/2017

APP/18/00341 - Removal of one garage and extension to second garage to provide gym and office including revised driveway layout., PERM,18/05/2018

APP/19/00464 - Removal of two detached garages and replacement with new double garage and outbuilding with associated landscaping., PERM,13/06/2019

APP/21/01305 - Prior Approval for the enlargement of a dwellinghouse consisting of the construction of one additional storey, immediately above the topmost storey of the dwellinghouse, with a maximum height of 10.7 metres. , PAY,03/02/2022 (appeal dismissed)

APP/21/01306 - Removal of pitched roof and addition of one storey with flat roof.,
REF.28/01/2022

3 Proposal

- 3.1 Alteration to roof structure, increase of roof pitch and addition of rooms in the roof. Changes to windows at first floor level.
- 3.2 The proposal represents a revised reduced scale scheme from those previously refused.

4 **Policy Considerations**

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
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)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Clare Satchwell - Hayling West

No comments received.

Councillor Julie Richardson

No comments received.

County Archaeologist

Thank you for your consultation. The proposed development will have no below ground impact and, as such, will not impact any archaeological remains. Therefore, I do not wish to raise any archaeological issues.

County Ecologist

Thank you for consulting me on this planning application which is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping.

The proposals will impact the existing roof. immediately to the south of the property and beyond the western boundary, is Sinah Common Site of Special Scientific Interest (SSSI) which provides good foraging habitat for bats, increasing the likelihood of the building on site supporting roosting bats. In the absence of any information, it is not possible to determine the value of the site for this species. Therefore, at this stage, I'd request that some good quality photographs of the roof tiles, ridge tiles and soffits/eaves, along all the elevations of the building is submitted. This may allow to provide a more informed opinion on the likelihood of bats being present and affected by the proposed works. However, I must stress that it is not the role of the LPA to determine ecological impacts; that is the responsibility of the applicant. Should images

be insufficient, inconclusive or demonstrate features with potential for bats, then the applicant should contact a suitably experienced ecologist to conduct an ecology survey to an appropriate level.

Further information provided by agent

Thank you for reconsulting me on this planning application.

Whilst I appreciate that the majority of the photos provided are of the roof void, it should be noted that bats will rarely be visible within the roof space as for instance species such as pipistrelles roost in tight crevices between roof tiles and roofing felt and not the loft space itself. & if the roofing felt is intact which is the case here, then their evidence such as droppings would be obscured by the underlining and again not found within the loft floor. The photos of the eaves indicate that these are tightly sealed. The two photos of the roof tiles similarly show that the interlocking tiles are well-fitted with no obvious gaps but I do not believe that photos of all the elevations have been provided.

It should be noted that bats are highly protected by EU and UK legislation and should they be found during the construction activities, all works will stop which will result in delays and unforeseen costs to the applicant until further survey work is carried out and a licence is obtained from Natural England to allow an otherwise illegal activity. Therefore, it is in the interest of the applicant to provide photographs of all elevations at this stage to prevent any risks at a later stage. I would highlight that the presence of bats (or indeed any protected species) is not a block to development. The legislation is designed to enable development to proceed, provided that the impacts to the affected species have been properly addressed. Therefore, I request that photos of all four elevations of the roof, clearly showing all the roof tiles, is provided for review.

Further information provided by agent

Thank you for providing me with further photos of the roof. The roof is covered by interlocking tiles and appears to be tightly fitted. Therefore, I raise no further concerns; however, I recommend that the below informative are added to any decision notice:

Informative

- Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g., droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

- Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake work affecting potential bird nesting habitat (e.g. works to the roof) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected areas must be carried out before demolition starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and works can only recommence once the nest becomes unoccupied of its

own accord.

Property Services Manager

No comments received.

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: 35

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
- (v) Impact on ecology

(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 As noted above, this application is for an alternative scheme following previous refusals. It is now proposed to raise the eaves height and have a full pitched roof and whilst creating an extra floor, the apparent appearance will be a two storey dwelling house with accommodation in the roof.

7.4 There is a variety of styles and designs of dwelling houses in the locality, and it is considered that in this context the proposed roof form is considered acceptable and would not result in an adverse impact on the character of the area.

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 Compared to the previous submissions, the proposal is of a reduced scale and massing. Applications APP/21/01305 and APP/21/01306 were both refused on the basis that by reason of height, scale and massing, the schemes would have adversely affected the residential amenities of the neighbouring property, No.93a, by reason of overbearing and loss of sunlight. An appeal relating to application APP/21/01305 has recently been dismissed by reason of its effect on the amenity to residents within No. 93a with regard to sunlight and outlook.
- 7.7 The current scheme seeks to address the previous refusals in this regard by an alternative design approach. Whilst the eaves height and overall height would be increased, it is considered, as a matter of planning judgement, that the resultant building would not appear overbearing to neighbouring properties nor result in loss of amenity with regard to sunlight and outlook; in particular to No.93a. As such, the alternative design approach creating a steeped pitch roof with gable ends would provide for additional accommodation without impacting upon the residential amenities of neighbouring properties to a degree that would warrant a refusal of planning permission.
- 7.8 It is also noted that the design changes the existing windows on the west elevation from three to two and moves them further down the building away from the neighbouring dwelling and thus reduces overlooking. The proposals also includes side rooflights and these would be a minimum of 1.7m from floor level and can be conditioned as such.
- 7.9 The impact on the flats in Bayview is to a side window with limited windows facing the application site and primary views to north and south. The flats are set off the common boundary with the proposed roof sloping away and it is not considered that any additional impacts on light or mass and bulk would be sufficient to warrant a refusal of planning permission in this case.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking or unacceptable loss of sunlight and outlook and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite, 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

- 7.11 The proposal would increase the number of bedrooms from three to four thereby requiring parking of 3 spaces to comply with the Council's parking SPD. There is adequate parking provision to accommodate the required parking.

(v) Impact on ecology

- 7.12 Further information was sought from the applicant regarding the existing building and the County ecologist comments that the roof is covered by interlocking tiles and appears to be tightly fitted. Therefore, raises no further concerns; however, recommends that an informative is added to any decision notice.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01080 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:

A101 - EXISTING LOCATION & SITE PLANS
A111 - PROPOSED LOCATION & SITE PLAN
A112 - PROPOSED FLOOR PLANS
A113 - PROPOSED ELEVATIONS
A114 - PROPOSED SITE SECTIONS
A115 - PROPOSED VIEW
DESIGN & ACCESS STATEMENT

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.
- 4 The roof lights in the east and west elevations of the development hereby permitted shall be positioned with the lowest part of the opening a minimum of 1.7m above the internal floor level of the room to which it serves.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.