
Site Address: 11A West Haye Road, Hayling Island, PO11 9RN
Proposal: Conversion of first floor; hip ended roof to gable ended and addition of side dormer with further updating and remodelling.
Application Type: Full Planning Permission
Application No: APP/23/00722 Expiry Date: 13/11/2023
Applicant: Mr & Mrs Perry and McIntyre
Agent: Mr I Murray Case Officer: Joseph Toole
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

11A West Haye Road, Hayling Island, is a detached chalet bungalow located to the north side of West Haye Road. The property comprises of brickwork and concrete roof tiles. Vehicular access is from West Haye Road with parking to the front.

The property is located within a residential area with a mixture of one and two storey properties.

Under planning reference APP/20/01219 the application site was divided with the erection of a detached bungalow to the rear. This has now been constructed.

2 Planning History

APP/20/01219 - Division of site into two to allow the construction of a three bedroomed detached bungalow to the rear. Partial demolition and remodelling of front property.(09.04.21). Request to discharge conditions 3,4,5,10 & 11 (26.09.22).
, PERM,09/04/2021

3 Proposal

The proposal would involve the conversion of the first floor with a hip to gable end and the addition of a side dormer. There would also be remodelling and changes in materials.

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

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor Mark Coates

No Comment.

Councillor R Raines - Hayling East

No Comment.

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: 6

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 proposed works would have white and grey k render and trespa mystic cedar cladding with slate roof tiles. Whilst this would differ from the existing design it is considered to be of modern contemporary design, deemed acceptable within the context of the character of the area. It is worth noting there is a number of different finishes within the immediate street scene.

7.4 The property would continue to have the same ridge height however the roof would be hipped to gabled. Whilst this would increase the bulk of the property due to the variety in sizes of properties along the street scene it is not considered to appear out of keeping with the character of the area. Furthermore, there is sufficient separation distance from the adjacent properties to appear appropriate within the street scene.

- 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 The proposed works to the east side facing No.13 West Haye Road is deemed to be appropriate distance from the neighbouring property not to appear overbearing or result in the harmful loss of light. It is also worth noting there is an access road between the two properties.
- 7.7 The proposed works to the west side facing No.9 West Haye Road is deemed to be appropriate distance from the neighbouring property not to appear overbearing or result in the harmful loss of light. It is also worth noting there is an access road between the two properties. There would be a dormer window on this side serving a bathroom. This would face out onto the side of No.9 and due to concerns with overlooking this window has been conditioned to be obscurely glazed and non opening below 1.7 metres in floor level.
- 7.8 To the rear there would be doors and windows on the ground floor extension. This is considered to create similar views to that already established on site and would be screened by the existing boundary treatment, thus not considered to cause harmful overlooking. At first floor level there would be a window serving the office facing out onto the rear garden. Due to the distance of approximately 20 metres from the property to the rear, which would face the front of the property it is not considered to cause harmful overlooking. It is also noted that the property to the rear has no windows at floor level directly looking into the application site. Due to the distance of the properties either side it is not considered to cause harmful overlooking.
- 7.9 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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00722 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:

Existing Site and Location Plan - A101
Proposed Site and Location Plan - A111
Proposed Floor Plans - A112
Proposed Elevations - A113
Proposed Views 1 - A114
Proposed Views 2 - A115
Existing Sections - A116
Design and Access Statement
Flood Risk Assessment

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the works hereby permitted the window in the first floor on the west elevation serving the bathroom facing No.9 West Haye Road shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres in floor level and retained as such thereafter.

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.