
Site Address:	Beaulieu, Victoria Road, Hayling Island, PO11 0LU		
Proposal:	Rear extension, raised roof height including installation of dormers to each side, and associated alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00255	Expiry Date:	07/06/2023
Applicant:	Mr & Mrs J Coates		
Agent:	Mr G Fish	Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a small detached chalet bungalow located on the north side of Victoria Road, a cul-de-sac off Havant Road. The road is partly unmade and un-adopted in sections. Opposite, to the south, are fields, currently used for grazing horses.

The existing bungalow is old, possibly pre-fab style, white painted render with some mock beams, beneath a pitched slate roof and has some modest single storey additions. It is set back about 10m from the front boundary, and close to its eastern boundary, on a narrow plot. The front boundary comprises a low brick wall with shrubs behind with vehicular access taken on the western side serving a side drive. To the rear there is a full width lean to style conservatory and small rear pitched roof dormer. The rear garden is generally enclosed with high hedging.

Victoria Road is characterised by a mix of dwellings of all ages and styles, with uneven and varied siting within plots. The more spacious layouts and ad hoc pattern of development opposite the fields give a sense of a semi-rural lane. To the immediate west is a detached two storey brick dwelling set on a wider plot, Sagapor, having an attached garage to its east giving a sense of space and separation to the shared boundary. This property is set slightly further forward than Beaulieu, and there are no first floor side windows in Sagapor facing the application site. The boundary treatment to this side comprises an approximately 2m high hedge.

To the east is a two storey detached dwelling, Archolme, which is set much further forward and up to the shared boundary line. As such the separation distance between the application dwelling and Archolme is minimal. Archolme has a single storey rear glazed extension with roof lights that is set off the shared boundary by about 2.5m and this side area provides access to a utility. This area aligns with the rear of Beaulieu. The side boundary between the properties is relatively low but there are high shrubs and hedging plants providing screening, particularly where aligned with Archolme's rear addition and further north into the garden.

The site is outside any current flood zone, but is within the future flood zone.

2 Planning History

None relevant

3 Proposal

Rear extension, raised roof height including installation of dormers to each side, and associated alterations.

The proposal would result in extensive alterations and refurbishment of the property including raising the ridge from 5.2m to 6.8m. The footprint width of the existing property would remain, with the existing lean-to rear conservatory replaced with a 7.5m deep rear addition. The new roof would extend 2m further north than existing with a pitched roof dormer in each side elevation. The remaining 5.5m of the rear addition would be flat roofed with lantern light.

During the course of determining this application amended plans have been received adding a half hip to the rear roof and both side dormers, and removing the eastern side 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

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

None necessary

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3 in total: 2 on original plans and 1 of support on the amended plans

Comment	Officer Comment
The upper side windows which overlook Sagapor should be frosted/pebbled to inhibit overlooking.	Noted - can be conditioned to be obscure glazed - see section 7
support the plans in principle but have some issues which we would like to raise: our houses are extremely close and our main living room/kitchen at the rear of our property has two solar style windows in the roof which face "Beaulieu" as well as a row of six ground floor windows. pleased that consideration has been given to overlooking with the new dormer window being a bathroom, and downstairs cloakroom and utility door and assume glass will be obscure to protect our privacy. Our biggest worry is with the proposed raised roof height and increased roof area to the rear - this could have a negative affect on our daylight and outlook, as not only will the new roof look imposing but it will undoubtedly block some light to these rooms. Our utility room will particularly be affected. also query drains /sewers which is in part shared and extra bathrooms could put system under pressure	Noted Noted and side windows can be conditioned to be obscure glazed - see section 7 Noted - amended plans help to reduce roof bulk - see section 7 A Building Regs matter, not planning
<u>On Amended plans:</u>	
After reviewing the amended plans we are happy with the modifications they are proposing for the property, which have include removing the Velux skylights, modifying the end gables and dormers with " barn ends" to soften the design and reducing the roof height as much as they can. We are now confident that the modified design would not be unduly oppressive for us and we are no longer concerned about "perception of being overlooked".	

dormer will have obscure glazing as it is a bathroom so we have no objection to it remaining.	
We feel that all reasonable steps to meet any concerns we originally had and we therefore fully support the current plans.	

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 Victoria Road forms the boundary of the defined urban area under policies AL2 and CS17 such that the application site is located within the defined urban area. Therefore development is considered acceptable in principle subject to development management criteria.

7.3 It is noted that the application has been submitted on Householder forms for extensions and alterations only. The agent has been advised that should the building foundations etc require demolition and re-build, then that would be beyond the scope of this application and a new application would be required for a replacement dwelling - an Informative can be added as well.

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

7.4 The extended dwelling would include a cedar clad gable end fronting the street scene with the existing front projection rebuilt to form a large bay style feature. Given the sites siting between two storey dwellings then the raised roof height would not be inappropriate or jarring in street scene terms. The architectural style of the road is very varied and as such the proposed design and materials would be appropriate. Whilst the additions of the side dormers would add to some visual roof bulk to the silhouette, they would be set back by 3.5m and 5.5m and as such appear quite recessive from the street scene. In addition half hips have been added to further reduce their bulk.

7.5 Overall, the extensions and renovations would visually alter this bungalow but its scale and siting would remain appropriate to the context of the site. The design and appearance would be visually appropriate to the mixed character of the area, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.6 In terms of impact on Archolme, the eaves line would appear slightly lower and closer to the shared boundary due to the increased overhang but would essentially follow the same alignment. The roof above would be more steeply pitched with introduction of a dormer that would align with a side kitchen window. However this kitchen is open plan to a large light rear extension and does not rely on light and outlook from this window. Archolme also have a utility room with rear access door, but this is already a dark, non-habitable, room. The proposed dormer would serve a bathroom and be obscure glazed.
- 7.7 Overall there would be some adverse impacts to the east arising from the development - the side alley of Archolme will feel slightly more hemmed in with increased roof bulk and dormer in close proximity creating a slightly more tunnelling effect. The utility room would probably become slightly darker, but as a non habitable room this impact would be minimal. But the main outlook and light to the habitable kitchen and living space would be largely unaffected and consequently the amenity enjoyed from using this room also largely unaffected.
- 7.8 Amended plans have added half hips to the dormers and rear roof slope which would help to minimise the bulk and overbearing impact of the roof alterations. The eastern side roof lights have also been omitted which would have added to a perception of being overlooked. The dormer could be conditioned to be both obscure glazed and non-opening where below 1.7m internally, to further prevent possible views out and protect amenity. It is also noted that there is plenty of shrubbed screening within Archolme's control to help mitigate any adverse impacts on their amenity. Overall, whilst there would be some impacts to the occupiers of Archolme they would not be so significant as to justify a reason for refusal.
- 7.9 With respect to Sagapor to the west, this has a greater separation. The alignment of the proposed dormer on this side would be to the rear of Sagapor's garage and hence over the rear sitting out area of this property. But the side dormer would also serve a bathroom and be obscure glazed. Provided it was also conditioned to be non-opening where below 1.7m high internally, then the actual potential for any overlooking or loss of privacy would be minimal.
- 7.10 The proposed single storey rear addition, at some 7.7m would add to the depth of the property which already sits deeper into the plot than either of its neighbours. This would fail the 45 degree code as set out in the Borough Design Guide, but it is noted that it would be single storey only and barely visible above boundary hedges and planting, from either neighbour. Its impact on light and outlook would therefore be negligible.
- 7.11 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).

(iv) Parking

- 7.12 The existing dwelling has 3 bedrooms, and following the proposed works would still have 3 bedrooms. The site has a side drive which can accommodate 2 cars to meet the Parking SPD and policy DM13.

8 **Conclusion**

- 8.1 As householder extensions the proposed alterations and extensions are considered acceptable in principle, and appropriate in terms of design and 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/23/00255 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:

1:1250 Location Plan

1:500 Block Plan

Existing and Proposed Floor Plans - Drawing Number 15.01 Rev A

Existing and Proposed Elevations - Drawing Number 15.02 Rev A

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 extension hereby permitted, the windows in both side dormers shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.