
Site Address: 18 Sea View Road, Hayling Island, PO11 9PE
Proposal: First floor and roof extension, conversion works with general improvements and alterations internally and externally.
Application Type: Full Planning Permission
Application No: APP/23/00051 Expiry Date: 20/03/2023
Applicant: Mr Walker
Agent: Mr Barker Case Officer: Selina Donophy
 GDB Technical Architecture
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached bungalow located on the south side of Sea View Road, Hayling Island, adjacent to the junction with Burdale Drive to the east . This property has a hipped roof with a pitched roof extension to the rear and dormers to each elevation except from the west elevation - towards the rear is a detached garage .The area is predominantly residential in character.

2 Planning History

03/68813/000 - Double garage and workshop to replace existing garage.,
PERM,01/12/2003
08/68813/001 - Ground floor extension to side (west) elevation, first floor extension to rear including raising of roof and balcony., REF,19/05/2008
08/68813/002 - Ground floor extension to side (west) elevation, first floor extension to rear including raising of roof and French doors and windows to rear.,
PERM,12/08/2008
09/68813/003 - Proposed balcony on existing flat roof to rear, retention of roof light at first floor level on west elevation., REF,01/03/2010

3 Proposal

First floor and roof extension, conversion works with general improvements and alterations internally and externally.

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)

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment received

Councillor M Wilson - Hayling East

No comment received

Councillor R Raines - Hayling East

No comment received

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 1

Comment	Officer Comment
Last time this building was subject to modification the occupant failed to comply with his own planning application by inserting a window in the west elevation that was explicitly a condition on the planning permission. Sadly the Council's planning officer did not have sufficient oversight on the project to ensure the alterations were according to plans. On this occasion I would be looking to ensure a competent planning officer to keep a close eye on this development and that everything is constructed to the approved plans approved by the council. In addition The planning officer need to keep a close eye to ensure an unplanned balcony does not emerge in the roof bedroom at the rear of the property Otherwise a sympathetic proposal.	Comments noted .

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) Flood risk
- (v) 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 This proposal comprises extensions and alterations to the first floor as well as other internal and external alterations. The proposed extensions to the roof include a build up of the side hipped roof slopes to form barn hipped gables. To the front elevation the centrally sited dormer would be removed and replaced with two dormers which would have dimensions of approximately 2.7 metres width with hipped back roof slopes. The two front dormer windows would serve two front bedrooms. A velux window would be added serving a bathroom to the front elevation. To the east side this gable side would have a double hipped roof with side elevation windows serving an ensuite and front and rear bedrooms in the additional first floor space - this would replace the existing side elevation dormer. The rear roof slope would be widened as a result of this proposal. The west facing roof slope would form a barn hipped gable wall. At ground floor level towards the rear of the property the sitting room and utility room would be combined to form one open plan living space with bi-fold doors added to the rear elevation and four rooflights. Two of the ground floor bedrooms would be combined into one bedroom with a set of doors to the east elevation leading out on an area of decking and a curved zinc verandah would be added to the east elevation above. Other internal reconfigurations are also proposed.
- 7.4 Proposed materials include roof tile to match existing, render to match existing and dark grey framed rooflights.
- 7.5 The proposal would result in some increased roof bulk however this is not considered to result in an overdeveloped or top heavy appearance. The roof ridge height would not be increased and the height would therefore not be out of keeping with surrounding properties within the immediate area, many of which have dormers at first floor level. The property is set back from Sea View Road by approximately 25 metres and is also set back from the eastern side curtilage alongside Burdale Drive and not project any closer towards these boundaries than existing in terms of footprint. The materials would be matching with the host dwelling and therefore would have a generally subtle appearance. Overall the proposals are considered to be sympathetic with both the host dwelling and the wider character of the area.
- 7.6 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

- 7.7 To the north west of the application site is no 16 Sea View Road - no 16 is sited approximately 4 metres further forward (north) of no 18. There are windows at ground floor as well as dormer windows to the rear roof slope of no 16 which are set in from the shared boundary. On the side elevation of no 16 at first floor level is a bedroom window which is also served by a dormer window to the front elevation. The proposed dormer at no 18 would be located closer towards no 16 than the existing centrally sited dormer however it is considered that any views from this dormer window would be oblique to the windows at no 16 and no direct views would be offered by it. The side

wall would increase in height also adjacent to the boundary with no 16 with an increase of approximately 2.3 metres height of wall before the roof hips away . Whilst this would be evidently visible from no 16 and from the rear garden of no 16 which runs alongside the plot of no 18 , it is not deemed to result in harmful overbearing impact , with a separation distance of 5.5 metres set off the shared boundary and located away from the main dwelling. It is noted the velux window is already in existence and is already clear glazed with no conditions on it from previous planning applications.

- 7.8 To the east of the application site is no 22 Seaview Road and no 1a Burdale Drive to the south of of no 22. There would be an increased number of windows on this side as a result of this proposal - currently there is a dormer window serving a stairwell - there would now be windows serving the bedrooms and a bathroom. Whilst there would be more windows these would not offer views directly in to windows at these properties but more across the gardens of properties towards the east - there would be just over 20 metres between the proposed windows and the west curtilage of no 22 which is considered enough to mitigate against harmful overlooking - the road would also separate the properties.
- 7.9 To the rear (south) of the site is no 8 Burdale Drive and No 4 Astrid Close is located to the south west of the site. . There are not considered to be any significant changes proposed to the rear elevation aside from the gable build ups which lie behind the main rear projection - the new rooflights in the rear extension would be high level . A historic condition relating to the area of flat roof at first floor level to the rear will be re-applied in order to prevent the area from being used as a balcony. No harmful impact on either of these properties has been identified.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Flood risk

- 7.11 The site is located within Flood Zone 3 and therefore a Flood Risk Assessment has been submitted confirming there would be no additional floor area created at ground floor level.

(v) Parking

- 7.12 There is space for 3+ vehicles on site which meets the maximum parking allocation required .

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/23/00051 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:

01 LOCATION AND BLOCK PLAN
04 PROPOSED FLOOR PLANS
05 PROPOSED ELEVATIONS
FLOOD RISK ASSESSMENT uploaded on the 02 Feb 2023

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional window, door or other openings shall be constructed within the west elevation at or above first floor level without the prior approval of the Local Planning Authority.
Reason: In the interest of the amenity of surrounding properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 4 At no time shall the area of flat roof to the south side of the property be used as a balcony/ terrace/ roof garden of any kind without the prior written approval of the Local Planning Authority.
Reason: In the interest of the amenity of surrounding properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 5 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.