
Site Address: 2 Burwood Grove, Hayling Island, PO11 9DS
Proposal: Proposed detached garage, existing garage conversion to living accommodation and extension, first floor side addition with dormers, increase size of side dormers.
Application Type: Full Planning Permission
Application No: APP/23/00327 Expiry Date: 06/06/2023
Applicant: Mr Jack Izzard
Agent: Mr Hugh Moreton Case Officer: Joseph Toole
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Burwood Grove, Hayling Island, is two storey detached property located on the corner of Burwood Grove and Tournerbury Lane. The property comprises brickwork, cladding and concrete roof tiles. Vehicular access is from Burwood Grove with parking to the front and side as well as along Tounerbury Lane with access via a gate to the rear garden.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposed works would involve the erection of a detached garage, existing garage conversion to living accommodation and extension, first floor side addition with dormers and increase size of side dormers.

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)

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 M Wilson - Hayling East

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: 9

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 matters

(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 brickwork, cladding and render with concrete roof tiles. This is considered to be inkeeping with the context of the main dwellinghouse and the character of the area.

7.4 The proposed first floor extension would not extend above the existing ridge of the main dwellinghouse with a barn hipped roof. On balance this is considered to have an acceptable impact on the character of the area. The proposed detached garage would be located within the rear garden, not visible from the street scene. Although, the proposed garage would be located there is considered to be sufficient retaining amenity space.

- 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 To the front there would be a door and window within the garage extension/conversion on the ground floor and a dormer window on the first floor of the proposed first floor extension. These alterations are not considered to have an adverse impact on any of the surrounding properties.
- 7.7 On the south side facing Tournurbury Lane there would be no alterations to the property which would impact neighbouring properties.
- 7.8 On the north side facing No.4 Burwood Grove the proposed first floor extension would go along the shared boundary of the properties. Due to its separation distance of approximately 4.5 metres from the side walls and its part hipped roof it is not considered to appear harmfully overbearing or result in the harmful loss of light to the neighbouring occupiers at No.4. The proposed detached garage, due to its height and a hipped roof away from the shared boundary with No.4, is not considered to have an adverse impact on the neighbouring occupiers.
- 7.9 To the rear facing No.19 Tournurbury Lane there would be a window within the proposed dormer serving a bedroom. Due to concerns of overlooking into the private amenity space of No.19 this window has been recommended to be conditioned to be obscurely glazed and non opening below 1.7 metres in floor level. It is worth noting the bedroom would have a clear window within the dormer to the front. In terms of the proposed detached garage due to its height and a hipped roof away from the shared boundary with No.19 it is not considered to have an adverse impact on the neighbouring occupiers.
- 7.10 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 matters

- 7.11 The proposed works would increase the number of bedrooms from 2 to 4 therefore 3 car parking spaces are required on site. There is sufficient car parking on site to accommodate these spaces thus complying with Policy DM13 of the Havant Borough Core Strategy (2011) and the Havant Borough Car Parking Standards SPD.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00327 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:

Location Plan

Block Plan

Proposed Ground Floor Plan - BR/2023/006

Proposed First Floor Plan - BR/2023/007

Proposed Front Elevation - BR/2023/008

Proposed North Side Elevation - BR/2023/010

Proposed South Side Elevation - BR/2023/009

Proposed Rear Elevation - BR/2023/011

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 first floor extension hereby permitted the windows in the first floor on the rear elevation serving a bedroom facing No.19 Tournurbury Lane 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 a height of 1.7 metres above finished 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.