

3 Proposal

The proposal comprises the erection of a two-storey rear extension, construction of a west side extension at first floor level, alterations to existing fenestration including new master bedroom balcony and 6 additional roof lights, new dormer, and proposed composite cladding on brick walls.

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM9	(Development in the Coastal Zone)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM9	(Development in the Coastal Zone)

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

Chichester Harbour Conservancy

No Objection with Conditions.

Dormer and rear extension cladding material and colour finish to be agreed.

Officer comment: Further to the consultee comment, cladding material and colour finish proposed for the dormer and rear extension was submitted by the agent. Referring to the recommendations of Chichester Harbour Conservancy, the materials are agreed and will be part of the approved documents.

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Environment Agency

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
<u>Support:</u> We have viewed the proposed alterations, which appear to be well thought out and in keeping with alterations to other properties in our small cul de sac. As we live opposite, my Partner and I have NO objection.	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) Parking matters
- (v) Flood risk

(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.

7.3 It is noted that part of the site falls within the Chichester Harbour Area of Outstanding Natural Beauty (AONB) but the application property is outside of the AONB boundary. However, Policy CS12 (Chichester Harbour Area of Outstanding Natural Beauty) is applicable, along with Policy CS16 (High Quality Design).

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

- 7.4 The proposal consists of the construction of a two-storey rear extension and multiple alteration works on the existing property including increase of ridge height to create floor space above the integrated garage, new fenestration, and proposed cladding. Also, the existing utility room at ground floor level on the east side of the property will be demolished and replaced by a new utility room of the same size and closer to the front by 4.5 metres but will be set back from the building line by approximately 5 metres. Considering the size and design and being mainly screened by a garden door and hedges at the front and the existing side fence, this replacement is considered to have marginal impact on the character of the dwellinghouse and the surrounding area.

Two storey rear extension

- 7.5 The proposed two storey extension would be positioned at the rear of the property and would create an additional space to the open kitchen and living room at ground floor level served by sliding glass doors facing the rear garden, and an expansion to the upper floor bedroom creating a master bedroom with a gable end balcony and glazed balustrade. The rear extension will be constructed in brickwork matching the existing one in the property and new composite cladding matching the proposed one in different parts of the dwellinghouse. The roof would be continued in the same style and height to cover the new extension and the existing concrete tiles will be replaced with new slate roof tiles of similar colour and matching the neighbouring properties roof material. The windows and doors will also be matching the existing ones. It is noted that similar design and materials can also be identified in the neighbouring properties. Therefore, those works are considered to be in keeping with the context of the main dwellinghouse and character of the area.
- 7.6 The proposed extension would be located at the rear of the property and facing the Harbour, therefore it would not be visible from the streetscene. The proportion of the extension is deemed modest and not overbearing, appropriate for the surrounding residential area and at a sufficient distance from the side boundaries. Therefore, these elements of the scheme are considered to have limited and acceptable impact of the streetscene and the character of the area. The impact on the AONB would be addressed separately.

Modification to side garage, first floor side extension and alterations to existing roof

- 7.7 The works on the roof include increasing the ridge height, on the side part of the dwellinghouse, above the existing garage to create living space at first floor level. The new additional space will be connected to the existing first floor space at the property and would contain a dressing room for the master bedroom and a new bedroom served by two rooflights and a gable dormer window. The roof alterations would also include the creation of 3 more rooflights and replacement of 1 existing rooflight to be all matching. The new dormer window would be facing the rear and constructed in similar materials as proposed for existing elements of the dwellinghouse with a pitched roof matching the material of the main roof. The roof pitch after increased ridge height will be kept the same and the height will match the highest point of the property roof and the neighbouring property at No.4. These proposed works are considered to be in keeping with the main dwellinghouse and the neighbourhood.

- 7.8 At ground floor level, the side garage's rear window will be replaced by a garage door leading to the rear garden of the property. These changes would not be visible from the public realm and are not considered likely to have any adverse impact on the character of the main dwellinghouse.
- 7.9 In regard to the existing roof, a proposed extension to the dormer facing east would result in an additional window that would be serving the new ensuite. The size and material are considered to be in proportion and appropriate in context of the the main dwellinghouse and similar to existing alterations in neighbouring properties. As for the rooflights, all would be positioned at 1.7 metres above the floor level preserving privacy and good design. Therefore, these works are deemed acceptable and would not result in an adverse impact on the character of the area.

Proposed cladding

- 7.10 The proposed cladding will be limited to the side dormer windows walls facing east, the new dormer window facing north, and elements of the rear elevation of the proposed rear extension. The existing tile hanging would be replaced by composite cladding and the same cladding would be used for the upper half of the rear extension as well as the new gable dormer window walls, facing the rear of the property. As the dormers material will be matching and considering the variety of cladding materials in the neighbouring properties, it is deemed that these works would not result in a harmful impact on the character of the dwellinghouse and the surrounding area.
- 7.11 As the dormer windows will be highly visible from the harbour as well as the rear extension elevation, Chichester Harbour Conservatory require approval for the proposed material for cladding. The comments are addressed in the paragraph below.
- 7.12 It is noted that the surrounding area, served by the cul-de-sac, is characterised by bungalows of similar height as the proposed, with living space in the roof incorporating dormer windows. Therefore, the proposed works are considered to be in keeping with the character of the area.

Impact on the AONB area

- 7.13 In regard to the impact on the AONB, some of the proposed works would have an impact as they would face directly onto the Harbour. The two storey rear extension and the new bedroom dormer window will have a direct view in addition to the increased roof height and the extension to the side dormer window on the east which would be highly visible from the further neighbouring properties and the wider AONB to the north side. Chichester Harbour Conservatory (CHC) comments regarding the scheme are generally in favour on the scheme considering the character of the area, the appearance of the existing buildings and the level of impact compared to the size of development. Further information has been received in relation to the proposed cladding materials, which would be Cedral cladding in colour Taupe - this is considered a suitably muted tone to meet the CHC concerns to ensure that the impact of these materials does not draw attention to the property. Overall it is considered that the proposed works would be in accordance with Policy CS12 of the HBLP (Core Strategy 2011).

- 7.14 Considering all of the above, the design, the mass and appearance of the proposed development, including the extensions and alterations, is deemed appropriate in context to the main house and the character of the area and sensitive to the AONB and is therefore considered to be acceptable, meeting the requirements of Policies CS12 and 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

- 7.15 On the west side, there lies the adjacent property No.4 Simmons Green. The proposed increase of ridge height and construction of a first-floor side extension will lead to decreasing the distance between houses at first floor level. Nevertheless, the existing and resulting distance between facades, of approximately 3 metres, is considered sufficient to prevent any adverse effect on the residents. This neighbouring property has two existing windows at different levels facing the west side elevation of the application dwellinghouse, however it has been noted that one window is serving a landing and the other one a bathroom, with no habitable rooms affected. As for the rear extension, the balcony facing the rear would be screened by the roof rakes. Therefore, it is considered that the proposed scheme would not result in a harmful impact of overbearing, overshadowing or loss of privacy to the residents of this neighbouring property.
- 7.16 On the east side, the proposed addition to the existing dormer would result in a new window facing the adjacent property at No.5a. The plans show that the window would be obscure glazed preventing a harmful impact of overlooking and loss of privacy. Also, the replacement rooflight would be placed at 1.7 metres above the floor level, which is higher than the existing one, as shown in the sections layout. As for the rear extension, the proposed balcony would be screened by the roof rakes and no windows are proposed on the side elevation. The utility room would be 2.9 metres height but mainly screened by the existing fence and the distance from the boundary would not be different from the current position. Consequently, it is considered that the proposed works are appropriate in planning terms.
- 7.17 On the opposite side, facing the front of the application site, the residents at property No.8 and No.6 would be impacted from the proposal to some degree as the works would be visible from that side as well. However, due to the separating distance, it is considered that the impact from the proposed development would be limited and acceptable. It is noted that neighbours residing on this side are supporting the proposed development.
- 7.18 The application site is facing the Harbour, therefore, there are no nearby residential amenities to consider on the north side of the application site. The design impact of the scheme on the AONB has been addressed in a previous section.
- 7.19 Considering the materials and design of the adjacent and other neighbouring properties, the proposed cladding together with the raised ridge on the side of the dwellinghouse would be an upgrade to the external appearance of the dwellinghouse and have limited impact on the neighbours. The impact is therefore considered to be acceptable in planning terms.

- 7.20 On the basis of the above, the proposed development does not appear overbearing or leading to overshadowing, loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.21 In addition to an existing bedroom at first floor level, the proposed project would result in an additional bedroom and the expansion of another existing bedroom at the same level. Also, at ground floor level, a study is to be converted to a bedroom resulting in a total of 4 bedrooms, hence in accordance with the Council's Residential Parking Standards, 3 car parking spaces would be required on site. The submitted block plan show a potential accommodation of 3 car parking spaces already existing within the curtilage of the property at the front. It is noted that the existing paving is in gravel, thus would be permeable. Therefore, the current provision of car parking spaces would meet the requirements of Havant Borough Council Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

(v) Flood risk

- 7.22 The application site is located in Flood Zone 2 and 3 areas. The proposed works would be located at the main building while the flood zone area mainly includes part of the rear garden at the northern boundary. Considering the scale of the extension and the amount of the development it is anticipated that the proposal would not result in an adverse impact on the main property or the neighbours in the event of a flood. Page 6 and 7 of the submitted Design and Access Statement (DAS) document states flood mitigation measures to be taken in regard to the potential flood risk. The DAS will be part of the approved documents.

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring properties, the streetscene and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00492, 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:

21121-01 Existing Plan
21121-02A Proposed Plan
21121-03 Sections Through Rooflights
Design & Access Statement v2 (August 2023)
Agent Email Regarding Materials published 23 August 2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, correspondence 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.