
Site Address: 1 Yew Tree Road, Hayling Island, PO11 0QE
Proposal: Loft conversion with front and rear dormers to provide additional bedroom, side extension to provide utility, revised treatment of front elevation.
Application Type: Full Planning Permission
Application No: APP/23/00453 Expiry Date: 10/08/2023
Applicant: Mr & Mrs Stigant and Bulbeck
Agent: Mr I Murray Case Officer: Joseph Toole
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Yew Tree Road, Hayling Island, is a chalet bungalow located to the north west side of Yew Tree Road. The property comprises of brickwork and concrete roof tiles. Vehicular access is from Yew Tree Road with parking to the front and side.

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

Opposite to the application site is a Grade II Listed Building - Old Fleet Manor.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve a loft conversion with front and rear dormers to provide additional bedroom, a side extension to provide an utility room and revised treatment of front elevation. It is worth noting the rear extension to the existing garage is considered to be permitted development.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

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

5 Statutory and Non Statutory Consultations

Conservation Officer Assessment

The proposal includes the addition of dormer windows to the existing roof slopes of the bungalow and a general updating of the property including a render painted finish to the external façade and new contemporary windows. Overall, this will enhance its visual contribution to the streetscene. Given the small scale of the proposed changes, the impact on the adjacent heritage asset, including its setting, would be negligible.

Conclusion

In summary, it is considered that the proposal would not be harmful to the significance of the heritage asset and would therefore meet the test set out in Section 66 of the T&CPA 1990 (Listed Buildings and Conservation Areas) and the relevant national and local planning policies.

NO OBJECTION

Councillor Brenda Linger - Hayling West
No Comment.

Councillor Julie Richardson
No Comment.

Councillor Paul Gray
No Comment.

Historic England

Thank you for your letter dated 19 June 2023 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Portsmouth Water

Thank you for your plant location/mapping enquiry.

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company

Scottish and Southern Electricity Networks

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

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: 7

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) Impact on listed building
- (v) Parking matters
- (vi) Ecology matters
- (vii) Other 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 involve a number of changes in materials. The front of the house would have white silicone render with cedar cladding to the front dormer and plain roof tiles to the rear dormer. These are considered to be of acceptable design in relation to the street scene which has a number of different finishes.
- 7.4 Part of the proposed works would be visible from the street scene. Due to their modest size and design they are not considered to have an adverse impact on the character of the area. Furthermore, the proposed works are considered to appear subservient to the host property.
- 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 front are not considered to have an adverse impact on any of the neighbouring properties.
- 7.7 The alterations to the side of the property are not considered to have an adverse impact on any of the neighbouring properties.
- 7.8 To the rear there would be window within the rear dormer serving a bedroom. Whilst this would face out onto the rears of No.s 46 and 48 Havant Road it would be over 20 metres away, complying with Havant Borough Council Design Guide SPD. It is also worth noting a dormer of similar size could be constructed under permitted development without any planning control. Therefore, it also has a fall back position.
- 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.

(iv) Impact on listed building

- 7.10 The Council's Conservation Officer commented on the application stating that due to the modest alterations to the property it is not considered to have an adverse impact on the listed building opposite - Old Fleet Manor. Therefore, the proposal complies with Policy CS11 of the Havant Borough Core Strategy (2011) and Policy DM20 of the Havant Borough Local Plan Allocations (2014). The proposal would not be harmful to the significance of the heritage asset and would therefore meet the test set out in Section 66 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

(v) Parking matters

- 7.11 The proposed works would increase the number of bedrooms from 2 to 3 therefore 2 car parking are required to be provided on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this, therefore complying with Policy DM13 of the Havant Borough Core Strategy (2011).

(vi) Ecology matters

- 7.12 The application site is within 50 metres of breeding swifts. Due to the nature of the proposed works and its distance from area it is not considered to have an adverse impact on the ecology of the area.

(vii) Other matters

- 7.13 Comments were received from Portsmouth Water, SGN and Scottish and Southern Electricity Networks and therefore appropriate informative's are recommended to draw the applicant's attention to the matters raised.

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. The proposal would not be harmful to the significance of the heritage asset and would therefore would meet the test set out in Section 66 of the T&CPA 1990 (Listed Buildings and Conservation Areas). On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00453 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:

Proposed Site and Location Plans - A111
Proposed Floor Plans - A112
Proposed Elevations - A113
Proposed Site Section - A114
Proposed Site Views - A115
Proposed Site Overviews - A116
Design and Access Statement

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.

