
Site Address:	3 Bacon Lane, Hayling Island, PO11 0DN		
Proposal:	Additional dormer to rear elevation.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01205	Expiry Date:	28/02/2023
Applicant:	Mr. D Laker		
Agent:	Mr P Walker	Case Officer:	Tina Pickup
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached chalet style two storey dwelling, constructed of traditional red brick beneath a steeply pitched plain tiled roof. It has a more recently constructed pitched roof garage attached to its northern side, which wraps around the rear with a single storey orangery having a tiled false pitch roof. This development of the side garage followed a refused and dismissed at appeal scheme for a two storey side extension - see section 2 below.

The rear of the dwelling has a large dormer, that has 4 hipped and pitched roof sections above 4 windows. It is also constructed of plain tiles to match the dwelling with red tile hanging. It is however slightly offset in the roof slope, being closer to the eastern edge of the roof, with a larger gap to the western edge. The rear garden is modest, having a length of only 6m, but a width of some 18m. It is enclosed by fencing and backs onto the long rear garden of 27 Beach Road.

Other properties in the area are generally all detached substantial two storey dwellings of mixed design and materials.

2 Planning History

APP/13/01137

Demolition of existing garage and erection of two-storey extension. Withdrawn.

APP/14/00079

Demolition of existing garage and erection of two storey side extension. (Revised Application).- Refused for the following reasons;

- 1. The proposal would result in development at a 2-storey height across virtually the whole width of the plot, resulting in a loss of space about the building to the detriment of the visual amenities and spatial characteristics of the streetscene. By reason of its bulk and height would have an adverse impact on the visual character of the original dwelling and be an incongruous feature within the streetscene to the detriment of the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*
- 2. The proposal by reason of its size and location close to the boundary and side windows at No. 5 Bacon Lane, would be in an intrusive and overbearing form of*

development, detrimental to the outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Both these reasons for refusal were upheld by the Inspector at the subsequent planning appeal.

APP/14/00859

Demolition of existing garage and erect single storey side/rear extension. This application was submitted in an attempt to overcome the previous reasons for refusal of APP/14/00079 - Permitted

APP/15/01063

Application for non-material changes to Planning Permission APP/14/00859 relating to (a) relocation of velux window towards front of garage; and (b) insertion of a round upvc window with blue glass in the south facing gable wall of the office - Permitted

APP/15/01188 - Revisions to previously approved application, APP/14/00859, erection of Orangery., Permitted 14/12/2015

3 Proposal

3.1 Additional dormer to rear elevation.

3.2 The proposed dormer would add a 5th pitched and hipped roof segment to the existing dormer, located within the gap at the western end of the roof slope. This dormer needs permission because the property's Class B roof space permitted development rights have been used up from other increases to the roof space that exceed 50 cubic metres.

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)
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Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

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

5 Statutory and Non Statutory Consultations

Southern Water

formal application required for any new connection made;
where surface water discharged to network, should follow part H3 of Building Regs,
and encourage reuse;
if any other sewer found during construction, an investigation required

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

Comment	Officer Comment
None received	

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

(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 Being to the rear, the dormer would not be visible from any public vantage point. It has been designed to exactly match in size and proportions the pattern of the existing pitched and hipped roof sections of the existing dormer. This would balance the appearance of the rear roof slope by completing the dormer across the full width, minus appropriate side insets, and arguably enhance the appearance of the rear roof. Whilst it is acknowledged that it would result in a wide dormer across the majority of the roof slope, in other respects it is a modest dormer set well above the eaves line and below the ridge, and having a traditional appearance by virtue of the pitched roof design and materials. As such it is considered to comply with the adopted Borough Design Guide SPD on dormers, policy CS16.

7.4 Therefore, 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

- 7.5 The dormer window would serve an ensuite and as such the window would be obscure glazed. The addition of this additional window at first floor level, in an area characterised by two storey dwellings, would not add materially to the level of overlooking experienced by neighbours. No additional direct loss of privacy would result from this development.
- 7.6 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). It is noted no letters of objection were received with respect to the scheme.

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/22/01205

(A) 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 Site Plan
Proposed First Floor Plan
Proposed Elevations
Section Drawing

Reason: - To ensure provision of a satisfactory development.
- 3 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.

