
Site Address:	18 Manor Way, Hayling Island, PO11 9JH		
Proposal:	Extension to the rear and removal of the roof to create a gambrel roof with dormers front and rear.		
Application No:	APP/20/01047	Expiry Date:	01/02/2021
Applicant:	Mr P Crassweller		
Agent:	Mr Walker	Case Officer:	Daphney Haywood
	Parkers Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached 3 bedroom bungalow with attached double garage situated on the north side of Manor Way. Manor Way lies to the north of Seafront and is accessed from Chichester Avenue and Sea Grove Avenue. The area is of medium density comprising mainly bungalow and chalet bungalow development, although a 2 storey house is located on the opposite side of the road to the application site.
- 1.2 To the rear of the site is Lyndhurst Close which is a cul- de-sac development of detached single storey dwellings. To the west is 20 Manor Way a detached chalet bungalow and to the east is 16a an attached bungalow. Opposite the application site are a 2 storey house and a bungalow development.
- 1.3 The existing bungalow is in a poor state of repair. The site is level and the rear garden which was visited at the time of the previous application APP/19/00093, is mainly laid to lawn with fencing, hedging and shrub beds.

2 Planning History

APP/19/00093 - Demolition of existing bungalow and erection of 2No. 3bed chalet bungalows , PERM,12/04/2019

3 Proposal

Extension to the rear and removal of the roof to create a gambrel roof with dormers front and rear. The proposal would form a 3 bedroom dwelling with large double height garage. A further 2 parking spaces would be provided to the front.

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
CS14 (Efficient Use of Resources)

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Community Infrastructure

This application is CIL Liable as the proposed extension is in excess of 100 sqm. The full additional floor area is chargeable as the building has not been occupied for its lawful use for 6 continuous months of the 36 previous months so no credit can be given for any demolition :
<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>

Councillor Clare Satchwell - Hayling East

No comments received

Councillor I Scott Hayling West

No comments received

Councillor Joanne Thomas

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
Having viewed the plans for 18 Manor Way I object to the building being so large overall. Also the density of the building. We feel it's too large for the plot.	see section 7
The design is not in keeping with anything else in the road and specifically the shape of the roof.	see section 7
The windows are set a long way back and feel we and surrounding properties will be completely over looked with loss of privacy.	see section 7

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) CIL

(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 part of Manor Road is characterised by bungalow and chalet bungalow development, although there is a 2 storey house on the opposite side of the road. The property would be served by a double garage and 3 parking spaces to the front, with the remainder of the frontage landscaped to break up the hardsurfacing.

7.4 Whilst the proposed gambrel roof design is not an existing form of design in the street, the form of development in the street is relatively varied with bungalows, chalet bungalows and a two storey house opposite. Given the existing variation of design and materials in the street scene it is considered the proposed development would not be over prominent.

7.5 As such it is considered that the development would not be detrimental to the visual amenities of the area nor contrary to the Borough Design Guide and Policy CS16 of the Havant Borough Core Strategy.

7.6 The development, would have a similar footprint to the 2No. 3bed chalet bungalows approved under APP/19/00093. It would be sited approx. 1m from the side boundaries, would project only very marginally forward of the properties to either side, and only marginally beyond the rear of No 20 Manor Way which has no windows in the side elevation. In respect to 16a this property has been extended to the side under APP/15/01337 (not shown on block plan but shown on the proposed parking plan) and has a utility door and small window serving a shower room approx 1m from the side

boundary in the side elevation. The proposed design with the gambrel roof is a more bulky form of development than the scheme approved under APP/19/00093, however, the windows in the side of 16a are secondary in nature, serving a utility and en suite and set off the boundary by approx 1m. Given the nature of these windows, the proposed separation and that the existing single storey development results in some overshadowing this relationship is considered acceptable.

- 7.7 The proposed first floor windows in the rear elevation will offer oblique views of the gardens to the neighbouring properties to the sides, and whilst noting the design of the existing dwelling affords a high degree of privacy to these properties, the proposed relationship is common to residential development in the built area, and the impact would not support a reason for refusal.
- 7.8 A back to back distance of approx 25 is achieved in relation to the property to the rear which exceeds the 20m minimum specified in the Borough Design Guide.
- 7.9 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) CIL
- 7.10 This application is CIL Liabe as the proposed extension is in excess of 100 sqm. The full additional floor area is chargeable as the building has not been occupied for its lawful use for 6 continuous months, of the 36 previous months so no credit can be given for any demolition. The agent has been informed.

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/20/01047

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

P105A PARKING PLAN & STREET SCENE

P101A PROPOSED GROUND FLOOR

P102 PROPOSED FIRST FLOOR

P103 EXISTING & PROPOSED NORTH & SOUTH ELEVATIONS

P104 EXISTING & PROPOSED EAST & WEST ELEVATIONS

P105 SITE & ROOF PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 No above ground development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not commence prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No above ground development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No above ground construction shall commence until samples and details of all

external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.