

Recommendation: **GRANT PERMISSION**

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

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No objection, subject to implementation with the specified facing and roofing materials.

Comments

Nestled in a cul-de-sac off Salterns Lane, the property itself sits outside but immediately adjacent to the AONB (aside from a slither of the end of the plot) and is highly visible from the Harbour.

The Conservancy is happy to support these sensitively designed proposals and considers the dormer windows have been well proportioned to not dominate the roofscape.

I have no strong views about raising the roof over the garage to the ridge height of the main roof. Although this would be fairly apparent driving into the cul-de-sac, it is not going to be visible from the AONB/Harbour and seems to still be in proportion with the original dwelling.

As such, the proposals are not considered harmful to the AONB nor the purposes of its designation and considered to be compliant with local plan policies CS12 and CS16.

Councillor Leah Turner - Hayling East

No comments received.

Councillor M Wilson - Hayling West Ward

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The proposed alterations have been well considered and thought through. The new design will blend in with adjacent properties and in keeping with the overall nature of this quiet cul de sac especially as the north face overlooks the Chichester Harbour area of outstanding natural beauty.	Comments 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) Impact on flooding

(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 / AONB

7.3 The proposals involve the insertion of two linked dormer windows to the front elevation and two larger linked dormers to the rear with views across the harbour. The existing property already has a flat roof front dormer so whilst the appearance of the front elevation would have benefited from having separate dormer windows it is not considered to appear unduly prominent in the street scene and is considered acceptable. The other element that is proposed to extend is the front projecting garage by increasing the ridge height to the main ridge height of the bungalow. In addition, there would be two linked dormer windows in the side elevation of this element.

7.4 The locality is characterised by bungalows with dormer windows in the roof space and it is considered that whilst the increase in the pitch of the garage would be prominent, the design and impact on the visual amenities of the street scene are considered acceptable.

- 7.5 The two linked rear dormer windows would overlook the harbour area and it is noted that the Chichester Harbour Conservancy raise no objections to the proposals. The proposal is considered to have a limited and acceptable impact on the character and appearance of the AONB.
- 7.6 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

- 7.7 The main impacts would be to No.3 to the west and No 5 to the east. No.3 has a front projecting element set off the common boundary, it is not considered that the proposed front raised ridge height element and dormers would unduly impact this property. No 5 has the main part of the building set off the common boundary again reducing any potential impact of the proposed development. It is considered that there would be no adverse impact on the amenities as a result of the development.
- 7.8 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.

(iv) Impact on flooding

- 7.9 Most of the garden lies within Flood Zone 2, however, as the proposals involve roof alterations and the actual bungalow falls outside Flood Zone 2, there is no need for a flood risk assessment in this instance.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the visual amenities of the street scene 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/21/00182

- 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

HAY/LS/001 EXISTING AND PROPOSED FLOORS PLANS AND
ELEVATIONS/BLOCK PLAN AND ROOF PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the Local Planning Authority:

Roof: Marley eternit thrutone fibre cement slate roof (blue/black)

Walls: As existing face brickwork

Cladding: Marley cedral weatherboard (M.Grey)

Windows: UPVC (D.Grey)

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.