
Site Address:	29 Staunton Avenue, Hayling Island, PO11 0EW		
Proposal:	Rear extension and roof alterations to allow living accommodation at first floor; new front porch; demolition of detached garage.		
Application No:	APP/19/00928	Expiry Date:	16/12/2019
Applicant:	Mr S Porrett		
Agent:	Mr B Humphries	Case Officer:	Tina Pickup
	BRH Contractors		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached bungalow that already has limited accommodation in the loft space with roof lights. It is located on the east side of Staunton Avenue, Hayling Island, set back from the road in a linear fashion with other dwellings. It is constructed with dark brick plinth, with white render elevations above, beneath a fully hipped dark tiled roof. Currently there is a detached garage located up to the northern side boundary, approximately aligned with the bungalow.

The site is relatively flat with a side drive providing parking for at least 2 cars. Side boundaries comprise close boarded fencing and were previously shrubbed. (Note - builders have started site clearance and building a rear Class E outbuilding during the processing of this application).

Immediately to the south is a detached two storey dwelling that is set off the shared boundary by about 4m (at the rear behind the garage) and this area is used as a private sitting out area. The application bungalow is set off this shared boundary by about 2m, giving a side to side separation of some 6m. To the north is a fully hipped bungalow located within about 1.5m of the shared boundary. This property has a rear conservatory and has solar panels on the southern roof slope facing the application site. The application dwelling is set off this northern shared boundary by about 3.5m (excluding garage to be demolished) and as such there is a side to side separation of some 5m.

2 Planning History

None relevant

3 Proposal

Rear extension and roof alterations to allow living accommodation at first floor; new front porch; demolition of detached garage.

As originally submitted the proposal involved a 4m deep rear extension across the full width of the property with gable end and two long box dormers at maximum height and depth, one on each side of the resultant side roof slope.

During the course of determining this application this was significantly amended to a 4m rear extension with hipped end, one modest dormer in the north roof slope, one

small dormer in the rear roof slope, and use of roof lights elsewhere - a total of 4.

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)

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

5 Statutory and Non Statutory Consultations

None relevant

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: 2

Comment	Officer Comment
On original plans:	
Two storey building approx 2m away will result in loss of privacy; side windows will overlook; loss of light to rooms	Noted - see amendments
loss of garage and side boundary will breach security	Boundary treatment can be conditioned
two storey addition will affect solar panels	Noted
east side of Staunton Ave bungalows all single storey and two storey addition out of character and affect future sale	Noted
insufficient parking	Devaluation not a planning consideration
	See section 7

shiplap material not in keeping with surrounding area	see section 7
over large rear extension - 16 foot, affecting outlook	see section 7
dormer on south side will overlook kitchen & bathroom & patio	Noted - see amendments
On amended plans:	
still large and give us large roof line to look out on;	See section 7
will block light in kitchen & dining room; ruin outlook from kitchen	see section 7
in favour of keeping roof to an apex and 3 velux windows same as original	Noted
reduce value of home	Not a valid consideration
roof extends up and out towards our property and interferes with suns passage east to west affecting solar panels and finances earned	Noted - see section 7
proposed north elevation shows 6 windows when none before; all windows should be obscure glass	Existing north elevation has 3 windows and one door at ground floor
would welcome new substantial fence on boundary, but not on our land - existing fence encroaches and want it removed	Any encroachment and boundary dispute a private matter; but replacement fence can be conditioned

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 & boundaries

(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 As originally submitted the proposed over large dormers would have projected above the lower level of the front roofline and been visually incongruous and harmful to the character of the area. The amended plans have omitted any dormers from the southern roof slope, overcoming this issue; and significantly reduced the size and scale of the dormer proposed for the northern roof slope. It would now meet the adopted Design Guide SPD recommendations and be suitably subservient on the roof. The use of shiplap for the now reduced dormer, whilst not matching, is nevertheless considered appropriate - the dormer is sufficiently small and set back in the roof slope

for the new material to be visually unobtrusive in street scene terms.

- 7.4 Overall, the amended design and appearance of the proposal is deemed appropriate in context to the host dwelling and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.5 As originally submitted the combined added length and bulk of over large dormers would have resulted in an overbearing and intrusive form of development, harmful to neighbouring amenity. However the reduced amended scheme is considered to overcome these issues and be close to permitted development. The 4m deep rear extension would be permitted development if it had a maximum height of 4m. The proposed height at 5.5m follows the ridge line of the main dwelling and thus requires planning permission.
- 7.6 The southern roof slope, facing number 31, currently has one roof light and this would remain with 2 additional roof lights. These would serve bedrooms and it has been confirmed that they can be installed such that the bottom of the rooflight would be at 1.7m above the internal floor and thus only openable above. This would adequately protect the neighbours from any overlooking/loss of privacy. Whilst the 4m extension will change the outlook from No 31, the separation distance at 6m is such that the additional height and bulk is minimised through the use of a hipped roof profile and would, on balance, not be materially harmful to the amenity of these residents. The orientation is such that there would be minimal additional overshadowing to No 31 and the use of their private patio area would not be materially harmed.
- 7.7 The northern roof slope includes the dormer containing two windows (to be obscure glazed) and an additional roof light which would also sit at 1.7m high. The proposed 4m extension would not project beyond the rear of number 27 and with a side separation of some 5m then the additional height and length is not considered harmful to the amenity of the occupiers of number 27 to the north. This property has solar panels facing the site and these are approximately aligned with the bulk of the existing roof of the application site - the proposed extension to the rear would be beyond their alignment. It is considered that light to the solar panels would actually be enhanced from the demolition of the garage which is currently directly adjacent them.
- 7.8 Consequently, it is considered that the amended proposal would not appear overbearing or lead to overlooking or loss of light 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) Parking & boundaries

- 7.9 The proposal would result in 4 bedrooms and as such to meet the adopted Parking SPD 3 on site spaces are required. The demolition of the existing side garage would open up the side of the site for parking and the block plan also shows extending the hard surfaced area in front of the dwelling. As such sufficient on site parking can be provided to meet the standards.
- 7.10 The existing garage sits on the shared boundary and as such its demolition would expose this boundary. Replacement fencing, on the correct boundary line, of a maximum height of 2m, can be conditioned. Any dispute over its precise siting is a

private matter between residents.

8 **Conclusion**

- 8.1 The scale, siting and design of the amended proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00928

(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 Site Location plan
1:500 Block Plan showing parking area
Proposed Front elevation Plan dated 10/01/2020 Rev B
Proposed South elevation Plan dated 4/12/2019 Rev A
Proposed Rear Elevation Plan dated 4/12/2019 Rev A
Proposed North Elevation Plan dated 4/12/2019 Rev A
Proposed Roof Plan dated 4/12/2019 Rev A
Proposed First Floor Plan dated 4/12/2019 Rev A
Proposed Ground Floor Plan- Plan P1 on Council's website dated 16 October 2019

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.

- 4 All the new roof light windows in both the north and south side roof slopes, shall be installed such that their cill level is at or above 1.7m, measured internally from the finished floor level of the room in which the window is installed, and shall remain so in perpetuity.

Reason: In the interests of the amenities of the occupiers of adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 The windows in the hereby approved side dormer window shall:-

(i) be non-opening, unless the parts of the window to be opened are more than 1.7m above the finished floor level of the room in which the window is installed; and

(ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 Prior to the first occupation of the hereby approved extensions, the northern boundary line shall be enclosed with fencing of a maximum height of 2m. The boundary fencing shall thereafter be retained.

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