
Site Address:	8 Bosmere Road, Hayling Island, PO11 9SA		
Proposal:	Proposed rear dormer.		
Application No:	APP/20/00340	Expiry Date:	24/06/2020
Applicant:	Mr & Mrs Linegar		
Agent:	Mr R Lilley	Case Officer:	Selina Donophy
	Lilley Architecture		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached chalet bungalow located on the east side of Bosmere Road, Hayling Island, sited adjacent to the entrance to the Sandy Beach Estate. It has a pitched roof, with gable ends positioned to the north and south which are constructed of a stone grey colour cladding with the remainder of the property comprising brick plinths with white render.

This property has a hard standing area to the front with parking space for 2 vehicles and a lawn area bordered by a low brick boundary wall. There is outdoor amenity space to the south and east (rear) although towards the rear this only spans around 4.5 metres depth. The backs on to properties on the Sandy Beach Estate.

Due to coronavirus much of this assessment has been made using photographs supplied by the applicant. A site visit was also made from within the public realm.

2 Planning History

98/63524/000 - Side extension (south elevation). Replacement porch, carport and 1.8m high wall

to southern boundary, PERM, 17/12/1998

APP/14/00588 - Prior notification for single storey development extending 1.7 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 2.1 metres and an eaves height of 2.25 metres., GPDC, 26/06/2014

3 Proposal

Proposed rear dormer.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

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

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: 1

Comment	Officer Comment
We are concerned about this development as it will affect our privacy. Possibly the value of our property, as the construction of this dormer extension is too close to our boundary. Can this be put at the front of the property instead, as it will only overlook the road. Personally we think these type of extensions look ugly. As our main objection is our privacy and that of our family, if this is passed we	Dormers are generally encouraged to the rear roof slope to lessen impact on the streetscene. The remaining comments are addressed in the 'Planning Considerations' section of this report.

would strongly advise the windows be at a higher level (2 metres) as even if the windows were obscured you can still open them.

Further comments following amended plans :

On reflection we do not want this dormer facing our garden.its an invasion of our privacy as we are always in the garden with family members and children .the personal feelings about the dormer is that it would over power the small distance between properties and feelings are that these dormers in close proximity are extremely ugly to look at.by all means put the dormer facing the street as other properties have in the street because this does not affect anyone else thank you.

Although the dormer is sited within close proximity to the properties to the rear, it is judged that the amendments made to the proposal mitigate against any impact upon privacy. The other points raised are addressed in the 'Planning Considerations' section of this report.

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
- (v) Flood Zone

(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 proposal comprises a dormer to the rear (east facing) roof slope of the property. It is noted that this proposal has been the subject of amendments following its initial submission. The initial proposal was judged to be contrary to much of the design guidance as set out in the Havant Borough Design Guide in that it was not subservient to the existing roof slope and had a generally dominating appearance. Amendments have been made which include the reduction in width from the previous 10.7 metres to now approximately 8.5 metres . The dormer would be sited more centrally, set in from the sides of the roof slope - although ideally this would be set further down from the ridge, due to the resulting head height this would not be practical and on balance is judged to be acceptable. Most of the living space is currently set at ground floor level

due to the roof pitch, therefore the proposed dormer would facilitate increased amenity space at first floor level to create an additional bedroom, bathroom and dressing area. The dormer would have a flat roof, with cladding to match that on the existing building.

- 7.4 This proposal would not be highly visible from the public realm, although there would be some visibility from the road to the south, from the entrance road to the Sandy Beach Estate and potentially from the estate to the rear. The scale of the dormer is still judged to be substantial in appearance and therefore remains contrary to a degree to some of the design guidance. Despite this the property to the north has a dormer of similar proportions built under permitted development and it is considered that a dormer not of not dissimilar proportions could also be constructed at this property under permitted development when the volume of the side extension roof space at the property is accounted for. For these reasons it is considered that the proposed dormer would not unacceptably detract from the character and appearance of the locality.
- 7.5 The design and appearance of the proposal is therefore deemed acceptable in context to the main building, 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 To the north of the application site is no 10 Bosmere Road. The dormer would be set off from this side of the roof slope and is not judged to have any significant impact on this property.
- 7.7 To the rear of the application site is no 6 Sandy Beach Estate, which is a two storey property. There is only 13 metres between the rear elevation wall of no 8 and the rear elevation wall of no 6 which does not meet the council's 20 metre minimum back to back distance standards for privacy set out in the Design SPD. The dormer would have two windows facing east, one of these windows would serve a bathroom and would be obscure glazed, the other window would serve a bedroom - this window has been amended to now be high level. Subject to appropriate conditions maintaining the windows in these conditions, this is judged to mitigate against any potential privacy issues towards the rear. With regards to the impact of the bulk of the dormer, given that it is set within the main body of the existing roof, coupled with the 4.5m set back from the common boundary, the resulting structure is not considered to be so dominant as would substantiate a refusal of planning permission on this ground alone.
- 7.8 Consequently, it is considered that the proposal will not appear unacceptably 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) Parking

- 7.9 This property would be increasing from 2 to 3 bedrooms . As stated in the Havant Parking SPD this does not require additional parking spaces.

(v) Flood Zone

- 7.10 This property is located within Flood Zone 3 . This proposal would result in additional habitable accommodation to an existing dwelling; however being set at first floor level

the further accommodation would not be at risk of flooding and there are no objections on flood risk grounds.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/20/00340 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:

476 PL01 REV 02 Amended location and block plans
476 PL03 REV 03 Amended proposed floor plans
476 PL05 REV 03 Amended proposed side and rear elevations
476 PL06 REV 01 Sections/ details

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, and notwithstanding the details shown on the approved plans, prior to first occupation of the dormer hereby permitted the window serving the bathroom in the first floor on the rear elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows shall be constructed within the rear (east) elevation of the dormer hereby approved without the prior

approval of the Local Planning Authority.

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