
Site Address: 6 Lime Grove, Hayling Island, PO11 0HS
Proposal: Rear ground and first floor extension; extended dormers to the front and side elevations and extension and replacement of existing garage.
Application No: APP/20/00098 Expiry Date: 02/04/2020
Applicant: Mr & Mrs Page
Agent: Mr I Murray Case Officer: Selina Donophy
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, chalet style dwellinghouse located on the West side of Lime Grove. It has a red tiled pitched roof with tile hung dormers to the front, rear and side elevations and facing brickwork to the ground floor elevations. The site is located at the end of the road and has an open driveway onto Lime Grove with a garage located towards the side, rear of the property on the North Eastern side. There is a garden to the rear of the property, with a lawn and fencing around the perimeter. The property has a conservatory and extension to the rear, and the side garage protrudes back into the garage space along the side boundary.

Detached chalet dwellings are located to the South, East and South East. The area is of low to medium density with a mixture of detached bungalows and chalet bungalows of a similar age and different styles and design.

2 Planning History

98/63064/000 - Single storey rear extension and new front bay window, PERM,06/03/1998
04/63064/001 - Infill extension to existing dormer windows to side (north east) elevation., PERM,11/11/2004

3 Proposal

Rear ground and first floor extension; extended dormers to the front and side elevations and extension and replacement of existing garage.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
As the easterly neighbour to this property, the current plans do not effect my property or boundary in their current form. However, I would ask the same condition be applied to this application, as agreed with my westerly neighbour at Lime Grove and their agreed planning permission APP/19/00636 - Conditions 3, that they may not be permitted to use or convert the flat roof above the rear ground floor extension, as a balcony or viewing platform.	It is not deemed necessary to add a condition to this application as there are no potential entrances on to the roof i.e. juliet balcony

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 This proposal is for extensions to the ground and first floor, extended dormers to the front, rear and side and the replacement of the existing garage. There would also be a porch proposed to the front elevation. The dormer on the front roof slope would be increased in size, incorporating an additional window. The dormer on the side elevation (East) which is currently split into two dormers, would form one dormer; retaining three windows of which would be smaller in size. The dormer to the rear of the property would also be extended from the existing dormer which is currently much reduced in scale in comparison, linking with the gabled end of the roof slope. It would have a depth of 5 metres and would project onto the roof of the proposed ground floor extension and would come almost in line with the gable end on the rear elevation. Proposed materials include red brick to match existing as well as plain tiles to match existing and brown pvc finishes to windows and doors.

The extension at ground floor level would have a depth of approximately 6 metres, a height of 3.5 metres to match that of the existing rear extension and a width of 7.5 metres - this would infill around the rear of the property and would have a hipped roof design to match that of the proposed rear extension. It would have bi-fold doors as well as a lantern rooflight.

The garage would increase in scale, with a revised height of 4 metres, depth of 15 metres and width of 9 metres. This would mean the proposal would result in a garage of approximately 3 metres greater depth than what is existing. The height would increase by approximately 0.5 metres and the width would also increase by approximately 1.8 metres. It would be used for a gym, office and garage.

This proposal would result in a reasonable increase in the scale of the property, especially to the rear due to the ground and first floor additions. Despite this, much of the proposal would not be visible from the street. The dormer proposed to the front elevation roof slope would only be increasing in size slightly and therefore is not deemed to have any adverse impact on the street scene as many of the properties have extended dormers to the front and side roof slopes- likewise the property still retains its character of which is reflected through many of the surrounding properties along Lime Grove. It is judged that the changes proposed to the rear of the property could occur without appearing dominating both on the host property and the neighbouring properties. Additionally, the ground floor extensions are deemed to be acceptable in scale within the context of the plot size and could occur without having any significant impact on the outdoor amenity space of this property.

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

- 7.4 To the East of the application site lies no 5 Lime Grove. As these properties are located on a corner they are situated at a slight angle to one another. The existing garage is already located on the boundary shared with no 5 therefore this proposal would not bring the garage any closer, although there would be a reasonable increase

in depth , the garage is set back behind the main property at no 5 , with adequate screening along the boundary and therefore would not impact the amenity of the property . There is already a dormer on the side elevation roof slope facing no 5 , and this proposal wouldn't result in a dormer much increased in size on this elevation, with windows reduced in size. There would be one additional window at ground floor level, however this would not result in any direct overlooking.

To the South of the application site is no 7 Lime Grove . This property is also set off the boundary by approximately 3.5 metres , with a outbuilding situated along the boundary shared with no 5. As part of the proposal the existing conservatory would be removed, in effect bringing the building line away from this boundary. The windows on the Western elevation would be reduced as the result of this proposal. Additionally the gap between the properties is deemed large enough to mitigate against any impact on the amenity of no 7 from the increase in depth of the dormer at the rear elevation. There are no properties immediately to the rear of the application site.

- 7.5 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).

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/20/00098

(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:
 - A101 Existing location and site plans
 - A111 PA Proposed location and site plans
 - A112 PA Proposed floor plans
 - A113 PA Proposed South and West elevations
 - A114 PA Proposed North and East elevations
 - A115 PA Proposed street scene views
 - A116 PA Proposed rear views
 - A117 PA Proposed site sections

A118PA Proposed garage/ office plans

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.