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|------------------|-----------------------------------------------------------|---------------|--------------|
| Site Address:    | 66 Tournurbury Lane, Hayling Island, PO11 9DJ             |               |              |
| Proposal:        | Room in roof with rear dormer (Retrospective application) |               |              |
| Application No:  | APP/20/00178                                              | Expiry Date:  | 23/04/2020   |
| Applicant:       | Miss E Briggs                                             |               |              |
| Agent:           | Mr I Marshall                                             | Case Officer: | Joseph Toole |
| Ward:            | Hayling East                                              |               |              |
| Site Visit Date: |                                                           |               |              |

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

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## **1 Site Description**

66 Tournurbury Lane, Hayling Island is on the south side of Tournurbury Lane. The application site is a detached bungalow comprising white render and white vertical weatherboarding to front gable ends with concrete roof tiles. Vehicular access is off Laburnum Grove with car parking to the rear in the form of the garage and hardsurfacing.

The property is within a residential area with a mix of properties which vary in size, scale, massing and design.

*Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.*

## **2 Planning History**

No relevant planning history.

## **3 Proposal**

Room in roof with rear dormer (Retrospective application)

## **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

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

## **5 Statutory and Non Statutory Consultations**

**Councillor Leah Turner - Hayling East**  
No Comment.

**Councillor M Wilson - Hayling West Ward**  
No Comment.

**Councillor R Raines - Hayling East**

No Comment.

## **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: 0

## **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 The application is to apply for planning permission for the rear dormer. The rear dormer constructed has an approximate length of 8.6 metres, a depth of approximately 4.2 metres and a maximum height of approximately 2.6 metres. This gives a total volume of approximately 46.9 cubic metres. From a planning history search, the property has its permitted development rights intact therefore the works are permitted development compliant in terms of its size dimensions.

7.4 Planning Enforcement were contacted regarding the development and it was noted that the rear facing dormer is clad in light blue/grey composite cladding, as such, fails to comply with conditions under Class B (B.2a) of Schedule 2 Part 1 of GPDO 2015. Therefore a breach was established and Planning Permission was required. It is considered that the materials used are do not have a detrimentally negative impact upon the street scene and thus deemed acceptable to the context of the main building and the surrounding area.

7.5 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

7.6 To the front of the property there is 3 velux windows. This does not result in the loss of any private amenity space as it overlooks the public highway.

- 7.7 On the east side there is a high window on the first floor facing No. 68 Tournurbury Lane which serves as a bedroom bringing light in. This is not considered possible to look out of therefore it would not overlook any immediate private amenity space therefore it is deemed acceptable.
- 7.8 On the west side there is ground floor window on the rear extension, this is screened by the existing 1.8 metre high brickwall and faces the public highway. Therefore, it does not have an adversely negative impact on neighbourhood amenity.
- 7.9 To rear there are 3 windows in the rear dormer facing the side wall of No. 1 Laburnum Grove which have one side window approximately 17 metres away. This does not overlook any immediate private amenity space and the development has a fall back position of carrying out the works under permitted development, therefore it is considered acceptable.
- 7.10 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) Parking

- 7.11 The development carried out resulted in the increase in the number of bedrooms from 3 to 5 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces as shown in the car parking plan. Therefore, it is in accordance to the Havant Borough Car Parking SPD and is deemed acceptable.

## **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.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/20/00178

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Location Plan  
Block Plan  
Proposed Ground Floor Plan - 2 REV C  
Proposed First Floor Plan - 3 REV C  
Proposed Elevations - 5 REV C  
Car Parking Plan  
**Reason:** - To ensure provision of a satisfactory development.