
Site Address:	20 St Marys Road, Hayling Island, PO11 9BY		
Proposal:	Extension and new dormer window to front elevation, and hip-to-gable rear extension.		
Application No:	APP/19/00621	Expiry Date:	13/08/2019
Applicant:	Mr & Mrs Perkins		
Agent:	Mr Davison	Case Officer:	Ross Leal
	iDraw Limited		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.20 is a detached chalet type dwelling located on the south side of St Mary's Road and within an area of mixed house designs and materials, although the dwellings on each side are similar, no.22 is a chalet type and no.18 is a bungalow type. The application dwelling has two bedrooms in the roof space and has a rear projecting element which accommodates one of the bedrooms, this projection has an eaves level higher than the main dwelling and a ridge set lower than the main dwelling. There is also a rear dormer which provides some of the floor space for another bedroom. There is also a small flat roofed addition which adjoins the rear projecting element. To the front there is a projecting single storey element. Materials are red brick and render with profiled red/brown concrete tiles to the main roof at the front and plain small grey/black tiles cladding the dormer and for the roof of the rear projection. The rear projection has a hipped back roof with modest rear facing roof light and there is a window in the rear of the dormer.

The site has access from St Mary's Road and the front is laid to gravel. To the side is a drive serving a single garage set just to the rear of the dwelling. Parking available at the site is capable of accommodating in excess of 2 car spaces. Boundaries to sides and rear are 1.8m wooden panel fencing, to the front there is a boundary wall and gate. There is also hedging at the rear in many places which is 2m-3m in height on the boundaries. There is a wooden outbuilding with pitched roof set towards to end of the rear garden. Both adjoining dwellings have rear conservatory extensions, but these are well screened by either the garage or existing hedging.

2 Planning History

APP/15/00909 - Single storey rear extension; raise height of existing roof; addition of front and rear dormers including Juliet balcony to rear., PERM,15/10/2015
APP/15/01323 - Single storey rear extension and new front boundary wall with gate., PERM,05/02/2016

3 Proposal

It is proposed to re-roof the existing front projection at this dwelling, enlarge the front facing gable width and rise the ridge line of this part of the dwelling to almost match that of the main dwelling. The eaves height would remain the same at 2.3m and the ridge would be raised from 4.1m to 5.5m. The width of the front gable would increase from 4.1m to 5.8m. The extended roof width would provide for a covered entrance which would be open at the front and side. The additional first floor space would accommodate a walk in dressing room. There would be a side roof light facing west towards the front garden of no.18 adjoining. It is also proposed to provide a separate and modest front dormer with pitched roof and front gable. This would serve an existing bedroom.

Apart from the side roof light mentioned above, no new side facing openings are proposed.

To the rear, the hipped back roof of the projecting element would be change to a gable and a full height rear facing window would be inserted. This alteration would not increase the depth of the rear projection but would allow for additional bedroom floor area.

Materials are proposed to be timber cladding to the front dormer and gable and concrete tiles. The agent has supplied the following specification in respect of materials and also the side facing roof light:

Front Elevation – Gable and Dormer cladding and bargeboards to be untreated Siberian Larch. Tiles to be re-used / to match the existing roof.

Rear Elevation - Brickwork to match the existing. Tiles to be re-used from the existing roof with any additional to match. White bargeboards.

Roof Windows to the new front roof pitch to be opened from the top only and to be obscure glazed below 1.7m from ffl.

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)
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

No Consultees

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: 6

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 amenity of neighbouring properties
- (iv) Parking

(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 proposals would result in a change to the appearance of the dwelling which would be visible from the street and from adjoining dwellings. The proposals are however sympathetically designed and are well proportioned. They relate well to the appearance of the existing dwellings and for the most part are visually subservient. The proposals would not be visually intrusive nor to introduce discordant design elements. The more modern element of the proposal is also located at the rear and would not be widely visible. The proposals are not therefore considered to be harmful to the appearance of the site or the locality and are also not considered to be harmful to the visual amenity of adjoining and nearby occupiers.

The design and appearance of the proposals are therefore deemed appropriate in context to the existing dwelling, the site, the locality and not to be harmful to visual amenity. The proposals are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iii) Effect on neighbouring properties

- 7.4 The proposed works to the rear projection at the application dwelling would not raise its ridge or eaves heights and the principal impact would arise from the introduction of a gable in place of the existing hip, with associated additional roof area. It is considered however that the impact of this change on no.22 to the east would be limited and restricted to a limited loss of light to their conservatory roof during later afternoon. The side of the conservatory does not have windows and the main light is achieved via the glazed rear elevation. It is not considered that the new gable and roof area would give rise to significant harm in terms of amenity loss. No.18 to the east remains unaffected due to separation distance and screening.

The works to the front of the dwelling would be on the north facing elevation and would not extend beyond the front wall of no.22. The raising of the ridge level would not result in light loss or overlooking and an roof light at this dwelling would be unaffected. There would therefore be no harmful impact on the amenity of this adjoining dwelling. The potential impact on no.18 to the west has been acceptably mitigated by the use of obscure glazing and by control of the opening of this window, therefore overlooking of the front of no.18 and associated potential for privacy loss/loss of amenity would not arise.

The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iv) Parking

The proposal would not result in increased parking demand at the dwelling that existing provision is in excess of Council Standards. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core strategy)

- 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 and DM13 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposals are not considered to be harmful to visual amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposal would therefore 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/19/00621 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:

Drawing Number 19.256.100 Rev.A - Existing & Proposed Floor Plans, Elevations, Block & Location Plans - Dated 20.06.2019
Materials & Roof Light Specification Email Dated 08.08.2019

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall be in accord with the materials specification set out in the Agent's email dated 08.09.2019 and brick and tiles shall match as closely as possible in type, colour and texture those on the existing building.

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 2018.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the front extension hereby permitted the west facing roof light shall be fitted with, to a height of no less than 1.7m above finished floor level, with textured glass or an applied and permanent treatment which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and be retained as such thereafter. The roof light shall open outwards or inwards at the top only and be retained as such thereafter.

Reason: In the interests of the amenities and privacy 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.