
Site Address: 3 Suntrap Gardens, Hayling Island, PO11 9EL
Proposal: Loft conversion including dormer windows to front and rear elevations.
Application No: APP/19/00431 Expiry Date: 24/06/2019
Applicant: Mr & Mrs Sandison
Agent: Mr Brockesby Case Officer: Karen Wooden
PB Associates
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a mid terrace two storey dwelling located to the north of Sea Front, Hayling Island. Prior to the conversion into residential use the building had many uses including a school. The property has elevations of cream render and a slate tiled roof. To the east of the site is a private parking area for the properties within Suntrap Gardens.
- 1.2 There is a modest garden to the rear (west) of the house measuring approximately 4m x 8m, the a larger external amenity space to the front (east)

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Loft conversion including dormer windows to front and rear elevations.

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

- 5.1 No consultees required for this application.

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: 5

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
- (iv) Impact on 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 rear wall of the application site is set approximately 4m east of the rear wall of the attached property to the south (2 Suntrap Gardens) with a lower ridge height. As such the rear roof slope is not readily visible from the public domain, however will be partially visible from a small section of Sea Front to the west. The originally submitted plan showed the rear dormer to exceed the existing ridge height which was considered to be inappropriate design in context with the host dwelling and contrary to policy CS16 of the Havant Borough Core Strategy 2011. Subsequently an amended plan has been submitted lowering the roof of the dormer to below ridge height and is now considered to be acceptable in terms of impact on the host dwelling and the character of the area.

7.4 The two pitched roof dormers proposed to the front of the building are to be of a similar size and style of the dormer windows visible on No's 1 and 2 Suntrap Gardens. It is therefore considered that these are of appropriate design and in-keeping with the existing character of the property and area.

7.5 The proposed materials are to match those used on the existing dwellinghouse.

- 7.6 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

- 7.7 The dormers to the front of the building will look towards the communal parking area and beyond the driveway accessing No's 54 & 56 Sea Front. The rear dormer windows will face the property to the west (60 Sea Front) and beyond to Roundhouse Court flats. It is however noted that the existing first floor windows along the western elevation overlook the rear garden of No. 60 Sea Front, to which there is no defined external sitting area, and therefore it is not considered that the rear dormer window would significantly increase overlooking to this neighbouring property.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to significant 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) Impact on parking

- 7.9 The proposed alterations will result in the addition of two bedrooms and to accord with the Havant Borough Parking Standards should provide one additional curtilage parking space. However this unique location has no existing curtilage parking and instead shares a private communal car park with the other residents of Suntrap Gardens. It is considered that there is adequate parking within this area to cater for an additional car without any impact on the highway. Furthermore no objections have been received by the other residents in terms of potential impact on parking.

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 PERMISSION** for application APP/19/00431 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:

Location plan - received 17.04.19

Block Plan - received 17.04.19

Existing floor plans and elevations - 1850319:1

Amended proposed floor plans and elevations - 1850319:2

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.