
Site Address: 56 Salterns Lane, Hayling Island, PO11 9PJ
Proposal: Loft conversion including raising ridge height, dormers to front and rear elevations and change of roof from hip to gable. Side and rear extensions, replacement garage and new roof, front porch, flue and fenestration alterations.
Application No: APP/19/00376 Expiry Date: 28/06/2019
Applicant: Mr Wheeler & Mrs Burton
Agent: Mr Lilley Case Officer: Lesley Wells
 lilley architecture
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies on the north site of Salterns Lane. The property is a detached bungalow, with a flat roofed garage on the east side. Vehicular access is from Salterns Lane.

Salterns Lane comprises of a mixture of residential properties, of different designs, heights and finishes.

2 Planning History

None.

3 Proposal

Loft conversion including raising ridge height, dormers to front and rear elevations and change of roof from Pyramid hip to half hip gable. Side and rear extensions, replacement garage and new roof, front porch, flue and fenestration alterations.

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 Clare Satchwell - Hayling East

Councillor Leah Turner - Hayling East

Councillor R Raines - Hayling East

Developer Services, Southern Water

No objection.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

Environmental Health Manager, Community Group

No comments/objections.

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: 10

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) Car parking
- (v) Developer Contributions

(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 There are currently other examples of chalet bungalows within the locality, with dormers to the front and/or rear. The proposal to extend this property would modernise it and enhance the appearance of this single storey bungalow which currently features a pyramid hip roof. The proposal would also modernise the appearance of the flat roof garage. The proposal for the main house is to raise the roof by approximately 1.7 metres with a half hipped roof, which would incorporate catslide roof style dormers to the front (2 windows) and back (3 windows) and 3 bedrooms, an ensuite and bathroom. The dormers do not dominate the roof or the existing building, with windows the same size as the windows below, as per the guidance in the Havant Borough Council Design Guide Supplementary Planning Document. A half hipped roof is also proposed for the replacement garage. No windows are proposed on the side elevations at first floor level. The side/rear extension which wraps around the property is approximately 3 metres wide which would be linked to the garage. Whilst the proposed garage is located in approximately the same position as the existing garage, it would be wider and longer than the existing ie 3.5 m by 6.8 m as opposed to 2.7 m x 6.4 m.

The open fronted pitched roof porch (1 m x 3.7 m x 4.2 m) would be supported by Oak posts and beam. The walls would be rendered off white, with grey horizontal cladding to the dormers. The material for the roof would be slate appearance roof tiles. The flue is appropriately located on the western boundary, which does not project above the roof line.

- 7.4 The design and appearance of the proposal is deemed appropriate in context to the main building, which would enhance its appearance 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, which has a diverse range of sizes, designs and types of residential properties.

(iii) Effect on neighbouring properties

- 7.5 The proposal does not include any windows at first floor level to the sides. The hipped roofs reduce the impact of the proposal on neighbouring properties. As to the 45 degree test to the property to the west this has been demonstrated to be satisfied following receipt of an additional plan. As to the dormer at the front this is not considered to have any material impact on the residential amenities of neighbours. The dormers to the rear incorporate 3 windows, 1 of which would service a bathroom, the other 2 bedrooms. The dormer would introduce a level of oblique over looking of the neighbouring properties to the west and east, but any direct impact would be principally limited to the properties to the rear, due to fencing and distancing. However, this degree of overlooking in this location is considered to be normal in an established residential area and would not be significantly harmful to the residential amenity of neighbours.

- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a material degree of 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) Car Parking

The proposal shows 4 car parking spaces, which includes the garage, for this four bedroom dwelling, which exceeds the requirement of 3 in the Havant Borough Council Parking SPD July 2016.

(v) Developer Contributions

- 7.7 The development has been measured and is not CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the street scene 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/19/00376 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location/Block Plan 451 PL01 01
Floor Plans: Proposed 451 PL04 02
Elevations: Proposed 451 PL05 03
Relationship with side windows of No.54 451 PL06 00

Reason: - To ensure provision of a satisfactory development.