
Site Address: 4 Lime Grove, Hayling Island, PO11 0HS
Proposal: Single storey rear extension, rear dormer extension and rear garage extension plus revised entrance from the side to the front.
Application No: APP/19/00636 Expiry Date: 20/08/2019
Applicant: Mr & Mrs Carter
Agent: Mr I Murray Case Officer: Bee Crawford
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling and detached garage, situated on a good sized plot at the end of a cul-de-sac. It has a red tiled pitched roof with tile hung dormers and elevations of white painted render. The site is level with open vehicular access, a gravelled area, grass and shrubs with a hedge to the front and fencing to the east and west. The rear garden is mainly laid to lawn with shrub borders and a patio area, decking, a summerhouse and pergola enclosed with walls and fences ranging in height from 1.6 metres and 1.8 metres.
- 1.2 Detached chalet dwellings are to the east and west, a detached bungalow is opposite and the rear gardens of properties in Harbour Road are to the rear. 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

02/52834/002 - Conservatory to rear., PERM,16/08/2002
APP/16/00274 - Two storey rear extension including rear dormer, extension of roof and new front porch and verandah, PERM,06/05/2016
APP/18/00741 - Erection of single garage at front, WD,11/09/2018

3 Proposal

- 3.1 The application is for the construction of a single storey rear extension, rear dormer extension including a Juliet balcony and rear garage extension plus revised entrance from the side to the front.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

None.

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

(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 proposal is for a single storey rear extension, rear dormer extension including a Juliet balcony and rear garage extension, plus revised entrance from the side to the front. The revised entrance is the only part of the scheme which would be visible from the public realm, although the property is approximately 12 metres from the highway.

7.4 The single storey rear extension would be a continuation of the western elevation of the property, infilling the area of the existing conservatory, extending to a depth of 7

metres beyond the rear elevation of the property with a width of 7.8 metres and a canopy between the eastern elevation of the extension and the western elevation of the garage. It would have a flat roof to a height of 3 metres.

- 7.5 The rear dormer extension is of a substantial size and would extend to the roof of the rear extension and 0.2 metres from the edge of the existing roof, increasing the width by 4.5 metres. It would have full height bi-fold doors and a Juliet balcony. Whilst it is judged this element of extension is not a good example in terms of design, given the location and its relationship with the neighbouring property it is considered it would not be an incongruous feature or overbearing.
- 7.6 The window on the existing rear gable elevation is to be replaced with french doors and a Juliet balcony, although this aspect of the scheme does not require planning permission.
- 7.7 The garage extension would be a continuation of the existing building with a 3.6 metre increase in the depth. Although it is situated close to the eastern boundary of the property it has a reasonable eaves height of 2.3 metres with a shallow pitched roof to a height of 3.5 metres.
- 7.8 The extensions would result in a generous addition to the footprint and volume of the property, however it is judged that these can be adequately accommodated within the extent of the site.
- 7.9 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

7.10 Impact on 5 Lime Grove

The single storey extension does not extend beyond the existing western side elevation of the dwelling, maintaining the 1 metre distance to the boundary with number 5 Lime Grove. This property is set back from number 4 and projects away from the boundary with a minimum distance of 2.5 metres to a maximum distance of 5 metres to the boundary. There is one window in the western elevation of the rear addition which would be partially screened from the neighbouring property by the existing boundary wall.

- 7.11 There are no side windows in the dormer extension which would be set in 0.2 metres from the western roof edge and would not directly face any first floor windows on the eastern side of the neighbouring property. The new bi-fold doors could be perceived to result in overlooking and loss of privacy. However, some degree of overlooking already exists from the window in the gable elevation and the neighbouring property is set back from number 4, with the main amenity area of this property situated on the western side of the site. Notwithstanding this, in order to maintain the privacy of the neighbouring properties, a condition is recommended restricting the use of the roof of the single storey rear extension as an amenity area. It is therefore considered that whilst the dormer extension is of a generous size it would not be overbearing or result in any loss of privacy to this property.
- 7.12 The extension to the garage is situated 10 metres away from the western boundary and it is deemed any impact would be negligible.

7.13 Impact on 3 Lime Grove

The single storey extension is set in approximately 5 metres from the eastern boundary and 2 metres from the existing eastern elevation of the property. In addition, only part of it will be visible from this property as it will be screened by the existing garage. Whilst there are french doors in the eastern elevation it is judged they would not result in any additional overlooking to this property and would be partially screened by the existing boundary fence.

7.14 The dormer extension is set back 0.8 metres from the northern elevation of the number 4 and would only be partly visible from this property. It is considered the new bi-fold doors are situated such that any additional overlooking to this property would not be unacceptable. In addition, in order to maintain the privacy of the neighbouring properties, a condition is recommended restricting the use of the roof of the single storey rear extension as an amenity area.

7.15 The garage extension is to the rear and would be a continuation of the existing building, with no new windows in the eastern elevation. Whilst it is adjacent to the eastern boundary, there is no increase in the 3.5 metre high roof which pitches away from the boundary. The front of the garage is 5 metres from the rear elevation of number 3 and it is therefore considered any resulting impact on this property would not be unacceptable.

7.16 The properties to the rear and opposite are deemed to be a sufficient distance away for any impact to be negligible.

7.17 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.

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/19/00636 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 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

Reason: In the interests of the amenities 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.

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

Drg no. A101 R1	Existing location and site plan
Drg no. A102 R1	Existing floor plans
Drg no. A103 R1	Existing elevations plan
Drg no. A104 R1	Existing street scene views
Drg no. A105 R1	Existing site section plan
Drg no. A106	Proposed location and site plan
Drg no. A107	Proposed floor plans
Drg no. A108 R1	Proposed elevations plan
Drg no. A109	Proposed street scene views
Drg no. A110	Proposed site section plan6

Reason: - To ensure provision of a satisfactory development.