
Site Address: 70 Southwood Road, Hayling Island, PO11 9QE
Proposal: Increase in roof pitch to allow loft conversion with 3No. rear facing dormers (2 with Juliette balconies).
Application No: APP/19/00280
Applicant: Mr & Mrs Harrington
Agent: Mr Murray
I J Murray Associates
Ward: Hayling East
Site Visit Date: 08/04/2019

Expiry Date: 04/07/2019
Case Officer: Bee Crawford

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow and integral garage accessed via a private drive. It has a brown tiled shallow pitched roof and elevations of red multibrick. There is a slight north south incline and the property is set back from the road by approximately 32 metres. There is a 5 bar gate leading to a gravelled parking area which is enclosed by fencing ranging in height from 1.6 metres to 1.8 metres. The rear garden has a depth of approximately 34 metres consisting of grass, decking, a pergola and pebbles to the rear section with 1.2 metre high fencing to the eastern and western boundaries and 1.2 metre high wall to the rear. of with an open parking area to the front, a lawn and patio which is enclosed by a 1.6 metre high wall. The garden area to the rear is relatively shallow with this aspect of the property facing the promenade.
- 1.2 A two storey detached property comprising two flats is to the north, a pair of two storey semi-detached chalet style dwellings are to the west, a large two storey detached dwelling is to the east and the pebble beach and sea to the south beyond the promenade. The area is of medium density with a mixture of detached and semi-detached two storey and chalet style dwellings, flats and a four storey block of apartments of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for a rear extension to include an increase in the height of the roof to the rear of the property to provide accommodation at first floor level n with 3 No. rear facing dormers (2 with Juliet balconies).

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

CS15 (Flood and Coastal Erosion)
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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
Could it be possible to get actual numbers on the increase in size of this application. I would like to know the lift in ridge line in CM'S , and the percentage increase of the new build. EG.- The new roof will be 1.9m taller and represent a 65% increase in overall height	This information was provided as requested.
Can I please get clarification on 3 points The actual increase in height of the roofline in cm's and as a percentage of the existing build The outline plan shows #70 as owning the driveway , whereas this is not the case. My lease clearly states that #70 has access over the driveway for pedestrians , vehicles and horses ,Also under the driveway for utilities. The area in front of the garages is a designated turning area only ,and is a no parking area to allow access into the garages and to ensure there is no need to reverse down the driveway and out onto the road	This information was provided as requested. The issue with ownership has been resolved, with the relevant ownership certificate submitted and notice served on the neighbour.
As a neighbour I have viewed the plans. I am more than happy with the	Noted.

design and scale of the alterations and therefore fully support the application.	
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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 effect on the character of the promenade
- (iii) Effect on neighbouring properties
- (iv) Flood issues

(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 control criteria.

(ii) Appropriateness of design and effect on the character of the promenade

7.3 The proposal is for an extension to include an increase in the height of the roof to the rear of the property to provide accommodation at first floor which faces the public promenade and would be visible from this aspect and partially visible from Southwood Road.

7.4 The development is to the rear section of the bungalow which has a depth of 7.7 metres and a width of 11.2 metres. It would have a pitched roof, increasing the eaves height by 1.1 metres and the ridge height by 2.7 metres, with three dormers to the rear, two with Juliet balconies and a width of 2.7 metres and a smaller one in between with a width of 1.2 metres. The dormers have pitched roofs and are set well below the ridge height and in from the roof edge as recommended in the Havant Borough Council Borough Design Guide and consequently do not dominate the roof of the extension.

7.5 Whilst it could be argued that the design is in contrast to the original dwelling, given the diverse nature of the surrounding properties, it is judged appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing street scene, the character of the promenade or the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 The proposal would be visible from all neighbouring properties due to the nature of the scheme and the open aspect of the site. However, it does not extend beyond the side or rear elevations of the property, maintaining the 2 metre gap to the western boundary and the 1.8 metre gap to the eastern boundary, with the ridge height of this property approximately 2 metres higher than the proposed extension.

7.7 There is one small first floor window on the western elevation of the extension to serve an office, however the rear elevation of the property to the west is set back 5 metres from the front of number 70. Consequently there could be the perception of loss of privacy to the rear amenity area of this neighbouring property and a condition is recommended for this window to be obscure glazed to reduce the impact of this window.

7.8 The rear elevation of the property to the east is set back approximately 5 metres from the rear elevation of number 70. A 45 degree angle test was carried out as

recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of ground and first floor windows at 72 Southwood Road. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.

- 7.9 There is one first floor window of a similar size on the eastern elevation of the extension to serve an en-suite which would face the western elevation of the property to the east. There is an existing first floor window in this elevation and a condition is recommended for the new window to be obscure glazed to protect the amenities of the occupiers of the neighbouring property to the east.
- 7.10 Although the rear dormers and Juliet balconies could be perceived to increase the level of overlooking to the neighbouring properties, it is noted that there are significant views in to the application site and neighbouring properties from the beach and other balconies, including the property to the east. Reduced privacy is therefore an accepted characteristic of the area.
- 7.11 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood issues

- 7.12 The site is within Flood Zone 2, however the proposed development is to extend the property at first floor level and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

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/19/00280 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 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the eastern and western elevations shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) with only the top fan lights openable and retained as such thereafter.

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	Location and site plan
Drg no. A102	Existing floor plan
Drg no. A103	Existing elevations plan
Drg no. A104	Existing 3D views
Drg no. A105	Existing site sections and street scene
Drg no. A106	Proposed site plan
Drg no. A107	Proposed ground and first floor plan
Drg no. A108	Proposed elevations plan
Drg no. A109	Proposed 3D views
Drg no. A110	Proposed site sections and street scene
Design and access statement	
Flood risk assessment	

Reason: - To ensure provision of a satisfactory development.