
Site Address:	1 and 3 Eastoke Avenue, Hayling Island, PO11 9QW		
Proposal:	Proposed loft conversion.		
Application No:	APP/18/00359	Expiry Date:	13/11/2018
Applicant:	Mr P Sanford		
Agent:	Mr I Reed	Case Officer:	Karen Wooden
	Architectural Planning Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application relates to No's 1 and 3 Eastoke Avenue, Hayling Island which are semi detached bungalows located on the corner of Eastoke Avenue and Southwood Road.
- 1.2 No. 1 has a single garage accessed via Southwood Road. To the front of the garage is hardstanding, providing off road parking for 1 car. A small brick wall defines the boundary to the front (south) and side (east). The main outside amenity space is to the south and east, which is highly visible from the public domain, however a small paved amenity area is sited to the west.
- 1.3 No. 3 has a single garage sited to the north western corner of the plot, to the front of which is curtilage parking for a minimum of 3 vehicles. The small boundary wall continues from No. 1 defining the boundary between the two properties, and between No. 3 and the front boundary. A larger amenity space is available to the rear of No. 3.
- 1.4 Both the properties are constructed of multi brick elevations and hung tiled roofs.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Proposed addition of dormers windows to the eastern and western 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

CS15	(Flood and Coastal Erosion)
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

Developer Services, Southern Water

Recommended informative is added in relation to connection to the public sewerage system.

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: 7

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) Flood risk
- (v) 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 proposed alterations to the roof will be visible from both Southwood Road and Eastoke Avenue, which are characterised by a variety of detached and semi detached one and two storey properties of varying styles, designs and ages, as well as blocks of flats being sited within close proximity to the site. The proposed materials are to match those of the host dwelling. The proposed dormers sit back into the roof, back from the front line of the wall below, and below the ridge line. The size of the dormers are considered to be appropriate in relation to the properties, and will not dominate the roof.

7.4 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

- 7.5 Due to the proposed siting of the dormers and rooflights, it is not considered that the proposal would have an adverse impact on the occupiers of the properties to the north or south.
- 7.6 No 2a Southwood Road is located to the east of the property. This is a detached two storey house which has a lawned area to the south and the access doors and hardsurfaced parking area to the west. The proposed dormers to the front of the properties will look towards the western elevation of this neighbouring house, however this area is currently highly visible from the public domain. This neighbouring property also has one first floor window to the western elevation, however the separation gap between the proposed dormers and this window is approximately 21m.
- 7.7 To the west of the property lies 79 Southwood Road, which is a semi detached two storey house. The proposed plans show the addition of two small dormers to the western elevation which are to provide light and ventilation to first floor bathrooms to both No's 1 and 3 Eastoke Avenue. Due to the proposed use it is recommended that a condition is added to ensure these windows are obscurely glazed. The plans submitted show on the floor plans that there are to be 3 rooflights added to the western elevation of both properties, however the elevations show just 2. The agent for the application has confirmed that the proposed elevations are correct and the floor plans are incorrect. Therefore the proposal is for 2 rooflights to each property on the western elevation.
- 7.8 The dormer and velux windows to No. 1 will face the front garden of No. 79 Southwood Road. This area is visible from the public domain and therefore it is not considered that these windows would have an increased impact on the privacy to the occupiers of this neighbouring property.
- 7.9 The dormer and velux windows to No. 3 will look towards the side (eastern) elevation of No. 79. This wall has 1 first floor and 1 second floor window. The proposed plans show the northern most velux window on the western elevation is to provide light to an en-suite bathroom. It is considered that this velux may give cause for concern in relation to the potential overlooking of the rear amenity space of the neighbouring property to the west and it is therefore recommended that this unit is obscurely glazed.
- 7.10 Consequently, it is considered that, subject to the recommended conditions, 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.

(iv) Flood risk

- 7.11 A small section to the south of No. 1 Eastoke Avenue is located within Flood Zone 2, however the proposed development is to extend the property to the roof and it is considered that the flood risk would not be increased by this proposal. 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).

(v) Impact on parking

- 7.12 There is an increase in the number of bedrooms for both properties from 2 to 4, subsequently there will be a requirement for 3 on site parking spaces as recommended in the Havant Borough Council Parking SPD (July 2016). It is considered there is currently sufficient curtilage parking at No. 3 Eastoke Avenue and therefore no alterations will be required.

With regard to No. 1 the current garage measures approximately 5.4m x 3.2m and as the Havant Borough Council Parking SPD (July 2016) shows that, for a garage to be considered a parking space it should have the minimum dimensions of 6m x 3m, it is considered that the property currently only provides curtilage parking for 1 vehicle by means of the driveway to the southern elevation.

The current Havant Borough Parking Standards show that a property with either 2 or 3 bedrooms should be able to provide curtilage parking for 2 vehicles, which increases to 3 for a property with 4 bedrooms. As the proposal is currently a 2 bedroom property with 1 curtilage parking space, and proposes to be increased to a 4 bedroom property, it is considered appropriate to ensure that one additional curtilage parking space is provided. A condition is to be attached to ensure that an additional space is available prior to the occupation of the first floor extension of this property.

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/18/00359 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:
Environment Agency flood risk form - received 03.04.18
Site location plan - received 03.04.18
Block plan - received 03.04.18
Block plan showing parking - received 25.04.18
Existing elevations - received 07.08.18
Existing ground floor plan - received 07.08.18
Proposed floor plans - received 07.08.18
Proposed elevations - received 07.08.18
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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the dormer windows in the first floor on the western elevation, and the northern most velux window on the western elevation facing No. 79 Southwood Road shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.
- 5 A minimum of two off street car parking spaces shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.