
Site Address:	25 Wheatlands Avenue, Hayling Island, PO11 9SG		
Proposal:	Raising of roof and first floor extension to form two storey dwelling and single storey rear extension.		
Application No:	APP/18/00903	Expiry Date:	22/11/2018
Applicant:	Mr Farr		
Agent:	Mr Bengree	Case Officer:	Emma Chisnall
	McAndrew Martin		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a modestly sized bungalow situated in a narrow plot form on level ground within Hayling Island. The dwellinghouse is modest in scale with a pitched roof and is constructed of facing brickwork and concrete tiles. To the front of the property the majority of the space is hard-surfaced and is able to accommodate three cars onsite. A brick wall surrounds the front of the property varying in height between 1.2m- 1.5m.
- 1.2 To the rear the dwellinghouse has an L shaped garden which is laid as lawn and surrounded with a curtilage boundary constructed of a mixture of 1.8m timber fencing and 2m brick wall.
- 1.3 Wheatlands Avenue consists of a medium density and predominantly contains bungalow and chalet bungalow designed properties to the opposite and west of the application site. To the immediate east the dwellinghouse is the exception with it being two storey in height and a flat roofed modern design.

2 Planning History

- 2.1 No 25 Wheatlands Avenue used to be a plot containing a railway carriage which would reflect the narrowness of the plot size available. However, it was granted planning permission to develop a bungalow style detached dwellinghouse and this has since been completed and lived in for some time.

2.2

APP/18/00095 - First floor extension to form two storey dwelling and single storey rear extension with render and cladding., Refused 06/06/2018

APP/18/00903 is the second planning application to increase the size of the bungalow to a family home by developing a first floor and rear extension to the property. The original proposal under APP/18/00095 proposed a large scale first floor addition which had a significant bulk, raised the eaves height and had dormers running the full length of the property alongside a gable roof form. The proposal was considered to be significantly harmful to No 25 creating a top heavy first floor addition which altered the original dwellinghouse significantly and did not appear in keeping to the other properties within the streetscene of Wheatlands Avenue.

The impact caused to the adjacent neighbour No 23a was also considered to be significantly harmful with the works appearing oppressive from this neighbour and the works causing a significant impact to light levels and shadowing due to the significant height increase and bulk of the proposed works. The application was refused for these two reasons.

3 Proposal

- 3.1 Raising of roof and first floor extension to form two storey dwelling and single storey rear extension.
- 3.2 Following the refusal of APP/18/00095, a post-application process was then entered into and an amended design submitted under planning application APP/18/00903. This however did not incorporate all the changes required by the Local Planning Authority in order to reduce the mass and bulk of the proposal, make it more in keeping to No 25 and the surrounding properties within the streetscene and reduce the impact caused to No 23a. The agent was made aware that the second proposal would be refused planning permission. However, following this feedback plans were amended to the current proposal under APP/18/00903 and an extension of time was allowed for the re-advertisement and assessment of the proposal. This assessment is outlined in section 7 of the report.
- 3.2 As revised, the plans propose a raising of the roof by 1.9m, with a first floor addition measuring approximately 6.6m high x 6.4m wide x 13.1m deep to accommodate two bedrooms and two bathrooms. Two broken style dormers are proposed on both roof slopes with high level windows and high level rooflights. The eaves height as existing is proposed to be retained and a pitched roof for the main body of the roof is proposed. In addition a single storey extension with a flat roof is proposed to the rear.

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

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 7 letters of support

- Good development. Support the application. Would bring a modern feel to the area. Individuals should be allowed to develop their own properties to improve and modernise the streetscene.

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) 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 works proposed to No 25 involve development at first floor level which would increase the height of the development by approximately 1.9m and would be approx 13.1m deep and 6.4m wide in order to accommodate two bedrooms and two bathrooms in order to create a family home. A single storey extension is proposed to the rear. The application site is restricted in terms of its size and the existing bungalow is positioned within a narrow plot approximately 7.4m wide. The site opens to the rear west end providing additional space.

7.4 The proposed site is sensitive as any first floor development has the potential to alter the existing dwelling significantly changing its design and appearance within the streetscene of Wheatlands Avenue. Following a site visit it was established that the streetscene contains predominantly bungalow and chalet bungalow properties with the exception of a two storey block design dwelling next door at No 27 which was built prior to current planning policy. However, the development shall create a chalet style bungalow rather than a two storey property which is considered to be in keeping to neighbouring properties to the east and west of No 25, and in combination with the retention of a pitched roof and the retention of the existing eaves height the overall increase in height proposed to No 25 is considered to not dominate No 25 nor look significantly out of place to the design of neighbouring properties.

The works therefore are considered to constitute a reasonable and proportionate increase to the scale and massing of the dwellinghouse and are considered to not cause significant harm to the character of the area and immediate locality. The development is therefore considered to be acceptable in this regard.

- 7.5 Due to the narrowness of the plot size any first floor development has the potential to create a cramped and crowded appearance within the streetscene of Wheatlands Avenue. However, the design of the proposal has been amended to try and reduce this impact and proposes the retention of the existing eaves height with the roof hipped away from the east and west creating a narrow roof form without excessive bulk. Two dormers are proposed to each side of the dwellinghouse which shall contribute to this bulk but in order for the development to be in accordance with guidance stipulated in the Borough Design Guide the dormers have been set back from the front elevation of No 25 which shall reduce their visual dominance. They have also been broken up in order to reduce the severity of the bulk that they contribute to. Furthermore the roof form of the proposed dormers have been altered to be flat roof instead of pitched up to the proposed ridge height which is considered to be a positive improvement reducing the mass and bulk created at first floor significantly. Although a single width (as opposed to twin) dormer formation would have been preferred by the Local Planning Authority the combination of alterations achieved is considered to sufficiently reduce the mass and bulk on No 25 to ensure that the visual impact caused to No 25 is proportionate and acceptable enough to not warrant a refusal of planning permission. The works shall now reflect other similar dormer formations within the streetscene and therefore, on balance, the works are considered to be acceptable.
- 7.6 The single storey development shall be positioned to the rear of No 25 and shall not be viewable from the public domain and therefore screened from Wheatlands Avenue having an acceptable visual impact.
- 7.7 Materials are proposed which consist of a render and cladding material. A colour and finish has not been submitted with the application and therefore it is not clear the exact impact the combination of these materials would have. Although it is noted that render and cladding is present within Wheatlands Avenue and that it is unlikely that these materials shall cause an adverse impact visually, it is considered necessary to condition that samples and specifications of these materials are submitted to the LPA for approval to ensure that the visual impact overall is acceptable. This shall be included with the decision.
- 7.8 Overall and on balance, 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

- 7.9 The proposed works shall increase the height of No 25 by approx 1.9m with the roof form proposed to be hipped away from the adjacent neighbours No 23A and No 27 Wheatlands Avenue. These are the two neighbours that have the potential to be impacted by the proposed development and an assessment has been carried out below.

- 7.10 No 27 is the adjacent neighbour to the east side of No 25. The neighbouring dwelling has windows in the west side elevation of the property at both ground and first floor but it is noted that both rooms these serve are served by additional windows in the front and rear of the property which would reduce any impact caused by the proposed development. The works proposed to No 25 shall ensure that the highest part of the development shall be set approximately 5m away from No 27. The works shall also be hipped away from the neighbour with the eaves height retained at approx 2.5m high. Therefore the development is considered to not appear over-bearing or oppressive from this neighbour and the outlook from these windows is likely to not be significantly altered as a result. No 27 is also positioned further forward in its plot which would reduce this impact further.
- 7.11 Being to the east of the dwellinghouse No 27 does have the potential for light levels to be impacted reaching the neighbour; however it is considered that with the distances between the properties, and given that no objection has been made by this neighbour, and that the property is served by windows to the front and rear elevation that on balance, the impact caused is considered to be limited and would only impact potential late afternoon/early evening sun. The development is therefore considered, on balance, to be acceptable.
- 7.12 No 23a is the bungalow to the west of the application site which has been sub-divided centrally into two flats. As a result, windows serving primary habitable rooms are in place within the east side elevation at ground floor which have the potential to be impacted in relation to light and outlook. However, the latest proposal at No 25 has not generated any objections from the public and the design of the proposal has been altered to reduce the impact caused by retaining the existing eaves height to be approximately 2.5m high and from having the roof form hipped to the west. The increased height is also modest at approx 1.9m and combined with the highest part of the development being set away from the neighbour by approximately 7m when taken from a central point the works, on balance, are considered to not cause a significant enough impact to light that would warrant a refusal of planning permission and this would only be limited to part of the morning only. The outlook from No 23a is also considered to not be significantly altered following the assessment above as the same view of No 25 would be afforded from the ground floor windows. One new window is proposed within the side elevation at ground floor at No 25 facing west however this shall be at high level and 1.7m above the finished floor level in order to maintain current privacy levels between the neighbours which is considered to be acceptable. It is also noted that, in isolation, this window could be installed under normal permitted development rights.
- 7.13 High level rooflights and windows are proposed within the eastern and western roofslopes of No 25 which shall prevent any over-looking from occurring between No 25 and the adjacent neighbours Nos 27 and 23a. This shall ensure that privacy levels are retained as existing between the neighbours and this shall be conditioned as part of the decision. Permitted Development Rights shall also be removed so that any future development, including the installation of new windows has to be assessed and approved by the Local Planning Authority.
- 7.14 The proposed rear extension all but complies with Permitted Development rights and pending the eaves height being retained as existing, which it would appear to do, would not require formal planning permission to be erected. The development is single storey in height and flat roofed and is therefore unlikely to cause any significant impact to lighting and shadowing. With only a roof lantern proposed with no windows within the side elevations privacy levels are considered to be retained between the dwellings.

The works are therefore considered to result in a limited and acceptable impact to Nos 27 and No 23a.

- 7.15 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.

(iv) Parking

- 7.16 The dwellinghouse as a result of the development would go from a two bedroom to a three bedroom property. The current provision is therefore adequate and as No 25 can accommodate three parking spaces onsite the development is considered to accord with the Boroughs Parking SPD and is considered to be acceptable.

8 Conclusion

- 8.1 On balance, the scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of 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/18/00903 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:

Proposed Elevations and Section Plan: Drawing No 171P 758.04 Rev G

Proposed Floor Plan: Drawing No 171P 756.03 Rev D

Existing and Proposed Site Plan: Drawing No 171P 756.05 Rev D

Reason: - To ensure provision of a satisfactory development.

- 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 and rooflights in the first floor roof elevation on both sides shall be fitted to a height of no less than 1.7m above finished floor level 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 No roof alterations permitted by Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, or by any replacement or re-enactment thereof, shall be constructed within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the render, cladding and concrete tile materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.