
Site Address: 27 St Thomas Avenue, Hayling Island, PO11 0ET
Proposal: Alterations to roof to create living accommodation, including front and rear dormers and balcony on South elevation.
Application No: APP/19/00031 Expiry Date: 12/03/2019
Applicant: Mr Howting
Agent: Mr Murray Case Officer: Karen Wooden
 I J Murray Associates
Ward: Hayling West
Site Visit Date: 14/02/2019

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow constructed with brick and render to the elevations and brown hung tiles to the roof. The bungalow is located on the southern side of the cul-de-sac, and the surrounding properties are a mix of detached bungalows, chalet bungalows and two storey dwellings.
- 1.2 Currently the property benefits from integral garage and the front of the bungalow is partially lawned with a blocked paved driveway providing additional curtilage parking.

2 Planning History

97/62466/000 - Single storey side extension, PERM,02/09/1997
APP/16/00154 - Front extension to existing garage., PERM,06/04/2016

3 Proposal

- 3.1 This proposal seeks to raise the existing roof height by 2m, hip the gabled ends and add a pitched roof dormer to the front elevation, and a flat roof dormer with Juliet balcony to the rear elevation

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

- 5.1 No consultees were required for this application.

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) 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 will be visible from the public realm however no part of the scheme would extend beyond the existing principle elevation of the property, which is sited approximately 9m from the highway. The application site is on the southern side of St Thomas Avenue whereby the surrounding properties are generally a mix of detached bungalows and chalet bungalows which vary in style and design. The immediate neighbouring properties (No's 25 and 29) are both chalet bungalows with gabled roofs, and therefore it is not considered that the increase in ridge height and gabled ends proposed would have a detrimental impact on the character of St Thomas Road. The proposal also includes the addition of a pitched roof dormer to the front elevation which will follow the pitch line of the two existing front extensions.

- 7.4 The application also includes the addition of a flat roof dormer to the rear, which is to include a Juliet balcony. This will not be visible from the public domain and as such is not considered to have a significant impact on the character of the area, Notwithstanding this it is considered that the size of the dormer is appropriate. It is also important to note that this part of the proposal could be constructed under Permitted Development and therefore does not require planning permission.

- 7.5 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

- 7.6 It is not considered that the proposal would have a significant impact on the occupiers of the property to the north, in terms of overlooking or loss of light.
- 7.7 The property to the east (No. 25 St Thomas Avenue) is a chalet bungalow with dormer windows to the rear. The application site has a single storey extension to the eastern elevation, which projects close to the boundary line, however the separation gap between the proposed eastern gable end of No. 27 and the western elevation of No. 25 is to exceed 2m. It is noted that there is a clear glazed first floor window in the western elevation of No.25. The submitted plans show two windows are to be inserted into the eastern elevation of No. 27 to provide light and ventilation to the en-suite bathroom. It is recommended that, to ensure privacy is maintained to both properties, a condition is attached to any permission to ensure these windows are obscurely glazed and fixed shut to a minimum height of 1.7m from ground floor level. The proposed juliet balcony is to be sited relatively central to the rear roofslope and as such will be approximately 5m from the eastern gable end, and 9m from the boundary line. It is noted that dormer windows feature on many properties within both St Thomas Avenue and St Helens Road, reducing the level of privacy to rear gardens.
- 7.8 The retention gap between the rear of the application site and the properties to the south (22 & 24 St Helens Road) is in excess of 40m and as such it is not considered that the proposal would be overbearing or result in significant overlooking.
- 7.9 The property to the west (29 St Thomas Avenue) is a detached chalet bungalow. This neighbouring property has a garage attached to the eastern elevation which extends to the boundary line, however the main property is set back by 5m. No. 29 has a first floor window to the eastern elevation and therefore it is recommended that the proposed first floor window on the western elevation is obscurely glazed and fixed shut to a minimum height of 1.7m from ground floor level. The proposed juliet balcony will be sited approximately 5.5m back from the western gable end, and 7m back from the boundary line. As previously mentioned, the surrounding gardens are relatively overlooked by dormer windows that have been inserted into the rear elevations of many of the properties within close proximity to the site
- 7.10 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.

Impact on Parking

- 7.11 The submitted floor plans shows the existing two bedroom property will increase to three. It is evident that the property can provide curtilage parking for two vehicles and therefore complies with the requirement of the Havant Borough Council Parking Standards, and policy DM13 of the Havant Borough Core Strategy 2011.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00031 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:

Existing elevations and plans - A101

Existing site/location plans and sections - A102

Existing street scene views - A103

Proposed elevations and plans - A104 V1.2

Proposed site/location plans and sections - A105 V1.2

Proposed street scene views - A106 V1.2

Design and access statement - received 15.01.19

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 hereby permitted the windows in the first floor on the eastern and western elevations 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.