

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

Arboriculturalist

I can confirm that there are no trees on this site, however there is a large Pine in the front garden of the adjacent property to the north.

Having looked at the proposed plans and in conjunction and noting the position of the existing neighbours garage I can confirm that the proposed extension will not impact negatively on this tree and that no arboricultural information is required.

No Arb objection or conditions required.

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: 4

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
- (v) Flooding
- (vi) Developer contributions

- (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 to enlarge and upgrade the existing dwelling from a modest bungalow to a generous chalet style property with an integral garage. The design would significantly alter the appearance of the dwelling which would be visible from the public realm, although a distance of approximately 9 metres to the highway would be retained.
- 7.4 The scheme includes raising the ridge height by approximately 1.4 metres with a new roof comprising pitched, half barn hipped and flat roof elements and new pitched and hipped roof dormers to the front and rear, together with extensions to the front, side and rear.
- 7.5 The proposal would not project beyond the existing southernmost elevation of the property, retaining the 2.5 metre distance to the shared boundary. The side extension on the northern side would have a width of 3 metres and the rear extension has a minimum depth of 1.7 metres on the southern side increasing to 5.1 metres, which would regularise the rear elevation of the property.
- 7.6 The front extension comprises part of the garage and a canopy and has a modest depth of 1.2 metres.
- 7.7 Whilst it is acknowledged the proposal would result in a substantial increase to the original volume of the property, it is well designed and judged the scheme can be comfortably accommodated within the extent of the site. It could also be reasoned that the size of the current property is disproportionate in relation to the extent of the site.
- 7.8 The relationship between the immediate neighbouring properties is such that the extension is unlikely to harm the degree of spaciousness in this part of the road. 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). Other properties in this part of Havant Road have been extended in a similar way and it is therefore considered that the scheme would not result in an adverse impact on the visual amenity of the locality which is diverse in nature.

(iii) Effect on neighbouring properties

- 7.9 The proposed development is a major refurbishment and extension of the existing dwelling and will be visible from the neighbouring properties adjacent to the application site and the surrounding area. The proposal is of a similar height to the neighbouring property to the north, and whilst the extension will be closer to the boundary with number 212 Havant Road, there will be a minimum distance of 0.8 metres to the shared boundary, with the southern elevation of the side addition of this property a further 1 metre away from the boundary. There is a high level obscure glazed window in the southern elevation of this addition and a small conservatory is attached to the eastern end of the side addition. The roof slopes away from the neighbouring property and although there is one small window in the roof of the northern elevation of the extension, it is to serve a landing. It is therefore considered this would not result in

any harmful degree of overlooking to the property to the north.

- 7.10 The depth of the proposed rear extension does not extend beyond the rear elevations of either neighbouring properties to the north or south. It is therefore deemed a reasonable outlook would be retained from the closest neighbouring windows at these properties.
- 7.11 The southern elevation of the development will not extend beyond the existing southernmost elevation of the property and whilst there will be an increase in the height of the building, the existing distance of 2.5 metres to the shared boundary will be retained, with the northern elevation of the property to the south a further 1.6 metres away. This adheres to the advice set out in the Havant Borough Council Borough Design Guide SPD which recommends a 2 metre gap between property boundaries.
- 7.12 Whilst there are windows in the northern elevation of the property to the south, they are all obscurely glazed and this property projects 3.8 metres beyond the rear elevation of the proposed extension. Although there is an increase in the overall height and volume of the property, part of the roof hips away from the boundary and this, together with the distance between the dwellings is considered, on balance, to not cause an oppressive outlook from the windows of the neighbouring dwelling. Furthermore, the existing dwelling falls within the 25 degree zone of the windows in the northern elevation of the neighbouring property, therefore an element of overshadowing already exists. As recommended in the Havant Borough Council Design Guide SPD, the 45 degree overshadowing zone does not relate to side windows of neighbouring properties.
- 7.13 There is a new door, small ground floor window and a small roof light proposed in the southern side elevation of the development and thus privacy levels are considered to be maintained. Therefore the works are considered to result in a limited and acceptable impact. Additionally, it was noted no objection was received from the occupier of this property.
- 7.14 The dormers to the rear could be perceived to increase the level of overlooking to the neighbouring properties and the properties to the rear. However the dormers are of a modest size and the plans indicate two windows to serve a bathroom and en-suite are to be obscurely glazed. Furthermore, a sizeable dormer could be constructed without planning permission.
- 7.15 There is a distance in excess of 40 metres from the proposed rear dormers and the rear elevations of the properties to the east which meets the 24 metre distance recommended in the Havant Borough Council Design Guide SPD. It is judged the properties to the rear are a sufficient distance away for any impact to be negligible. There are no properties opposite the application site.

(iv) Parking

- 7.16 There is an increase in the number of bedrooms from two to three, which would not increase the requirement for two on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application which adequately reflects there is existing sufficient space for parking on the site and it is therefore considered a condition is not necessary in this instance.

(v) Flooding

- 7.17 The application site falls into flood zone 3 which is the highest most at risk of flooding category. As such, a Flood Risk Assessment form has been completed as part of the application which confirms that the works shall have floor levels set no lower than existing level and that flood proofing shall be incorporated into the development where appropriate. Based on the size of the extension proposed it is considered that the additional measures outlined in the FRA would sufficiently address the concern raised and is considered to be acceptable.

(vi) Developer contributions

- 7.18 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Hayling Island.
- 7.19 The scheme would be Community Infrastructure Levy (CIL) liable due to the proposed use and the appropriate forms have been submitted. The gross new internal floor space for the extension has been calculated by the agent as 110 sqm which generates a total CIL liability of £15,370.54. It is noted that self build residential extension exemption has been claimed in relation to the development which will ensure that relief is given to the CIL payment which consequently does not need to be made.
- 7.20 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/18/01171 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. PL 225.18-01	Existing elevations and floor plan
Drg no. PL 225.18-02 Rev A	Location plan, block plan and proposed floor plans
Drg no. PL 225.18-03	Proposed elevation plans
Floor risk assessment	

Reason: - To ensure provision of a satisfactory development.