

Comments for Planning Application APP/18/00158

Application Summary

Application Number: APP/18/00158

Address: 5A Simmons Green, Hayling Island, PO11 9PP

Proposal: Replacement roof tiles from concrete to slate, installation of 1No. dormer window to the west, 1No. dormer window to the east and dormer window to the rear. (Retrospective).

Case Officer: Bee Crawford

Customer Details

Name: Dr Neil Sanders

Address: 2 Simmons Green Hayling Island

Comment Details

Commenter Type: Consultation modified

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:1. The additional and re-fitted existing east-facing windows that have already been installed are not obscured glass. There is an issue of overlooking from these windows into neighbours' houses. These windows should be modified to have sills 1.7m or more above the internal floor level to prevent overlooking. Simply fitting obscured glass is insufficient because it would be too easy to change later.

2. The west-facing dormer windows also look directly into a neighbour's house and they must be obscured glass if they were obscured previously.

3. The reported 22 m3 volume increase due to the new dormers should be considered along with the volumes of previous extensions (the west dormer and possibly a single-storey rear extension) to determine whether the recent dormer extension is within permitted development or whether it needs full planning permission.

4. Doing most of the work before making any planning application sets an undesirable precedent. Therefore this application, and the points above about the windows and the volume increase, should be looked at carefully by the Harbour Conservancy and the Council committee as well as planning officers.