
Site Address: 41 St Catherines Road, Hayling Island, PO11 0HF
Proposal: New dormer and balcony to south elevation, extend existing dormer on north elevation, extend roof line to form new gable to west elevation, window alterations; new render and weather boarding; conversion of utility room to garage.
Application No: APP/17/00799 Expiry Date: 26/04/2018
Applicant: Mrs Walton
Agent: Mr Bloomfield Case Officer: Bee Crawford
 Harrington Design and
 Bloomfield Ltd
Ward: Hayling West
Site Visit Date: 05/04/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached chalet style dwelling and detached double garage, situated on an irregular shaped plot, accessed from a private drive serving five properties. It has a brown tiled pitched and hipped roof and elevations of red multibrick and render panels. The site is level with gated vehicular access to the front, leading to a shingle parking area and the rear and side gardens are mainly laid to lawn with a patio area, trees and shrubs. The site is enclosed to all boundaries by fencing and gates ranging in height from 1 metre to 1.8 metres and mature hedging.
- 1.2 Detached two storey properties are to the east, west and opposite the site and the parking court of flats in Sea Front are to the rear. The area is of low to medium density with large detached two storey dwellings and flats on the sea front of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a new dormer and balcony to south elevation, extend existing dormer on north elevation, extend roof line to form new gable to west elevation, window alterations; new render and weather boarding; conversion of utility room to garage.

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)

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

No objection.

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: 1

Comment	Officer Comment
1. I Object because the W Elevation of the extended porch, incl scaffolding & other works will prevent delivery vehicles longer than 7M entering the site. This will result in blockages of the private driveway which I own & which is my sole access to St Catherines Rd (in breach of Mrs Walton's purchase contract with me which forbids this). Thereafter the new porch will continue to restrict access to her land. 2. On 5/3/18 I emailed her proposing she moved her N boundary fence back in line with South face of her gate piers to provide adequate/accessible access & parking. If completed before 30/4/18, I offered her an ex gratia payment of £1000 towards this. After that was done I would withdraw my Objection. 3. 5/3/18 to 7/3/18 during the 28/2/18 'Order 2015 notice under article 13 of application for planning permission I already emailed Mr Andrew Bilton extensively, Objecting and including a plan view of the proposed amended	The proposal is for extensions and alterations to the property. The use of the private drive and is a civil matter which would need to be resolved between the applicant and their neighbour.

access, and other background information. He seemed unaware of the '2015 Notice' process so ignored this (I can see no reference to this on this planning application). 4. Please reject this application until after Mrs Walton has provided adequate & accessible on-site parking for her delivery and contractors vehicles and materials, as in 1. above.	
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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

(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 property is situated towards the end of a private drive accessed from St Catherines Road and consequently would not be visible from the public realm. The development would result in a modest addition to the footprint of the property, although there would be a generous increase to the accommodation within the roofspace. This includes a hip to gable roof extension, a dormer extension to the north and a dormer extension and projecting balcony to the southern elevation. The existing utility room is to be converted to a double garage and there is a porch extension at ground floor. It is considered the proposed works and external finishes would modernise and enhance the appearance of the property.

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 The length of the dormer on the northern elevation is to be extended by approximately 3.5 metres, although the existing windows would be replaced with weather boarding and roof lights. There is a small new rooflight in the northern elevation of the hip to gable element of the extension serving an en-suite. However, this will face the roof of the garage of the property at number 41b St Catherines Road which is approximately 10 metres away and would therefore not result in any overlooking of this property.

7.6 The hip to gable roof extension does not project beyond the existing western elevation of the property and incorporates a new porch and cloakroom at ground floor. There are two windows in the gable end of a modest size serving an en-suite and bedroom which would be situated a minimum of 10 metres from the western boundary, and any resulting overlooking would be the front of the neighbouring property which is not

considered to be harmful.

- 7.7 The new dormer and balcony to the southern elevation is set in from the end of the hip to gable extension by 1.75 metres and 3.2 metres from the eastern roof slope. The depth of the balcony is 1.5 metres, creating a covered area at ground floor. The dormer is 2.4 metres high, although it is approximately 1.1 metres below the ridge height of the property. The dormer cheeks are to be clad in weather boarding and the southern elevation consists of full height windows and glazed doors with a 1.3 metre high balustrade to the balcony.
- 7.8 Any perception of overlooking neighbouring properties or potential loss of privacy as a result of the new balcony would be mitigated by several factors. The balcony would be screened to the east by the existing roof slope and is situated 11 metres from the property boundary to the east. The orientation of the property in relation to number 41a St Catherines Road, together with the location of the garage of number 41 and existing mature hedging and trees would alleviate the possibility of overlooking the rear garden of this property and it is considered there would be no loss of privacy to the main amenity area..
- 7.9 The rear elevation of the flats to the south of the property are in excess of 90 metres away beyond garages and a parking court, and it is therefore deemed any impact would be negligible.
- 7.10 Consequently, it is considered that the proposal is unlikely to 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).

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/17/00799 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 stated under Section 11 (Materials) of the application form.
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. 001	Existing ground floor plan
Drg no. 002	Existing first floor and section plan
Drg no. 003	Existing north and east elevations plan
Drg no. 004	Existing south and west elevations plan
Drg no. 005 Rev C	Proposed ground floor plan
Drg no. 006 Rev C	Proposed first floor plan
Drg no. 007 Rev A	Location and site plans
Drg no. 008 Rev B	Proposed north and east elevations plan
Drg no. 009 Rev B	Proposed south and west elevations plan
Drg no. 010	Proposed section plan
Design and access statement dated July 2017	

Reason: - To ensure provision of a satisfactory development.