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| Site Address:   | 53 Wheatlands Avenue, Hayling Island, PO11 9SQ                                                         |               |               |
| Proposal:       | Two storey side extension with new roof, new render and cladding following removal of existing render. |               |               |
| Application No: | APP/18/00157                                                                                           | Expiry Date:  | 13/04/2018    |
| Applicant:      | Mr Robert Lucas                                                                                        |               |               |
| Agent:          | Mr I Murray                                                                                            | Case Officer: | Rachel Ballam |
|                 | Mr I Murray                                                                                            |               |               |
| Ward:           | Hayling East                                                                                           |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is situated within an urban settlement and is located in the far south-eastern most part of Hayling Island, close to, though not immediately fronting, its southern coast. The site is fronted by the public highway to the south, Wheatlands Avenue, and surrounded by residential development.
- 1.2 Development within the street is characterised predominantly by chalet bungalows of various forms and scales. By contrast the application property and the neighbouring dwelling to the east are both two-storey dwellings of a conspicuous cuboid design; the two properties are similar to one another in appearance and character, standing out against the comparatively uniform development of the wider street scene. Greater variation exists within the wider locality, though, including other examples of flat-roofed and two-storey properties and dwellings of a more modern design and character.
- 1.3 The application property contains a mix of uPVC and white painted timber windows and is clad in unpainted pebbledash render. The property appears to have fallen into a poor state of repair.

## **2 Planning History**

APP/11/00014 - Two storey side extension and replacement of existing flat roof with tiled pitch roof., REF,23/02/2011

APP/12/00967 - Two storey side extension; first floor front extension and replacement of flat roof with pitched tile mansard roof., PERM,15/11/2012

## **3 Proposal**

- 3.1 Planning permission was granted under application APP/12/00967 for a two-storey side extension to the east of the existing main house, a first floor infill extension to the front elevation and a single storey front porch extension with overhanging canopy roof. Relative to the previous approved scheme the current application proposes: a revised roof design; revised fenestration and exterior cladding materials to all elevations; and a first floor front balcony in place of the previously approved canopy roof. The footprint and overall scale of the proposed dwelling and its position within the application site would remain similar to the previously approved scheme.

- 3.2 The previous approval granted permission for the replacement of the property's existing flat roof with a crown roof clad in slate tiles. The current application instead seeks permission to replace the existing flat roof with an asymmetrical shallow pitched roof constructed from grey single ply.
- 3.3 The previously approval granted permission for the replacement of the property's existing pebbledash render with white painted brick and blue-grey fibre cement cladding boards. The current application instead seeks permission to replace the cladding with white render and grey cedar cladding boards. The currently proposed windows would be framed in grey aluminium composite rather than the previously approved white uPVC.

#### **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

CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)

##### 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**

**Engineering/Drainage**

#### **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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment | Officer Comment |
|---------|-----------------|
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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
- (iv) Flood risk

(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.

7.3 A strong precedent for development of the nature proposed within the specific application site has been established by the granting of previous permission APP/12/00967.

(ii) Appropriateness of design and impact on the character of the area

7.4 The unique contemporary design of the application property, as proposed, would contrast significantly against the more traditional and uniform development which characterises the street. It is considered, however, that the existing building already differs significantly from the surrounding buildings, and the presence of other more modern and unique designs within the wider locality is noted. Relative to the existing house, which is in a poor state of repair and a rather negative building within its setting, the proposed development would represent a great improvement to the appearance and character of application site and the wider street scene.

7.5 Relative to previous scheme the current proposal would represent a further improvement in visual amenity. The replacement of the crown roof (previously approved) with an asymmetrical pitched roof would be considered an enhancement and the proposed finish representative of high quality design. Relative to the previous approved scheme the current proposal would not result in a significant increase in scale, bulk or mass and, as such, would continue to be appropriate in this regard within the context of its curtilage and surrounding development.

7.6 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

- 7.7 The proposed development would not represent a significant increase in height, bulk, mass, scale or footprint relative to the previous approved scheme, nor would there be any alteration to the proposed siting of the dwelling or extensions within the plot or relative to surrounding development. As such the current proposal would not be expected to have a significant negative impact upon the outlook or light of neighbouring properties relative to the previously approved scheme.
- 7.8 Relative to the previous approved scheme the current application proposed some alteration to the arrangement of the openings to the extension and the existing house and proposes a first floor balcony served by two sets of glazed French doors to the front elevation. Owing to the separation distance to be maintained between the application property and development to the front and rear of the application site, existing and proposed boundary treatments, and subject to a condition that the side facing windows at first floor level are to be obscure glazed and fixed shut below 1.7m from finished floor levels, the proposed fenestration would not be expected to have a significant negative impact upon the privacy of surrounding dwellings relative to the existing house or previously approved scheme.
- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood risk

- 7.10 The application site is situated within flood zones 2 and 3 as designated by the Environment Agency. No additional habitable space is proposed at ground floor level relative to the previous approved scheme or, in fact, the original existing house, with the extended floor space intended to facilitate a garage and a porch. The proposed development would represent an increase in net floor area relative to the existing property, but would not represent an increase in footprint relative to the previous approved scheme. The proposed extensions would be constructed to provide a continuation of the existing ground floor levels. As such the proposed development is considered to be in accordance with the standing advice of the Environment Agency for minor developments within flood zones.

**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/18/00157

(A)

(B) for the following reasons/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:

A101 V5.2

A102 V5.2

**Reason:** - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The window at 1st floor level in the east facing elevation of the building shall at all times be and remain glazed entirely with obscure glass below 1.7m from finished floor level, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

**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 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 The development shall not be brought into use until a minimum of three parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012

