
Site Address: 43 Itchenor Road, Hayling Island, PO11 9SN
Proposal: Garage conversion and single storey extension to front elevation to create annexe accommodation. Render (off white) to front elevation.
Application No: APP/18/00655 Expiry Date: 28/08/2018
Applicant: Mr & Mrs Van Zeil
Agent: Mr R Lilley Case Officer: Emma Chisnall
Lilley Architecture
Ward: Hayling East
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 43 Itchenor Road is a detached bungalow situated on level ground and is constructed of facing brickwork and concrete tiles. The dwellinghouse has a modest amenity space to the front which is hard-surfaced to the north and south in order to accommodate three parking spaces onsite. Centrally there is a small area of lawn with a tree to the front of No 43 and with no curtilage boundary the dwellinghouse has a prominent appearance from the highway.
- 1.2 No 43 has an attached garage to the south side which is proposed to be converted into an annexe to serve the applicants elderly relatives for periods of respite and visiting family and friends. The application site has a provision to accommodate three cars.

2 Planning History

07/56837/001 - Dormer window and provision of 1No. rooflight window to side (north) elevation; provision of 1No. rooflight window to side (south) elevation and first floor window to rear elevation., REF,24/05/2007

3 Proposal

- 3.1 Garage conversion and single storey extension to front elevation to create annexe accommodation.

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)
DM10 (Pollution)
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

Engineering/Drainage

No comment

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: 3

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

(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. The proposed annexe is to house the applicants elderly relatives for periods of respite and provide an accommodation for visiting family and friends. The annexe will consist of a garage conversion with no demolition involved and the creation of a front extension.

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

7.3 The streetscene of Itchenor Road is mixed with No 43 being adjacent to bungalows to the south, chalet bungalows to the north and two storey dwellings opposite. Therefore to alter the front of No 43 as proposed is considered to not detract significant character from the area which is diverse in nature. The proposed changes to the front are considered to improve the overall appearance of the dwellinghouse with the inclusion of a false pitch to the garage and modest extension to the front. The proposed new windows are proportionate to the space available and reflect the characteristics of No 43 with the porch proposed to be subservient in scale and good in design. The works are considered to be acceptable.

7.4 An off-white render is proposed to the front elevation of No 43 which shall alter the visual appearance of the dwellinghouse. Following a site visit the proposed render is considered to provide a positive uplift to No 43 giving it a modern and attractive appearance within the streetscene. Render is also a material present within the immediate locality and is therefore considered to not look out of place. From being off-white in colour the material is considered to have a softer impact which is in keeping

to Itchenor Road and shall ensure that the works do not appear oppressive or significantly dominant in appearance.

- 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 The neighbour that has the potential to be impacted is the neighbour to the south No 41 Itchenor Road. The works proposed to No 43 include the installation of the false pitch on the garage and development of a front extension which due to their size and position on No 43 are considered to not create an oppressive outlook from No 41. As the works shall be to the north of No 41 the works would not impact light levels reaching the neighbour nor would they cause shadowing. Rooflights are proposed in the south side elevation of No 43 however due to their position they will not afford a view from them with the ones on top of the garage positioned to allow light into the annexe only. Although one window is proposed in the south side of the front extension this shall be at ground floor and look over into the front amenity space of No 41 which is open and viewable from the streetscene as existing. Therefore the additional impact of this window is considered to result in a limited and acceptable impact. It is also noted that No 41 is separated from No 43 by the garage onsite creating an acceptable distance between the neighbouring property and No 43.
- 7.7 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.

(iv) Parking

- 7.8 The dwellinghouse is able to accommodate three cars on site which meets with the Parking SPD requirement for a two and three bedroom dwellinghouse. As the annexe shall increase No 43 from a two to three bedroom dwellinghouse the works continue to accord with the SPD and are considered to be acceptable.

(v) Flooding

- 7.9 The application site is situated in flood zone three and as such a Flood Risk Assessment form has been submitted which indicates that the floor levels within the proposed development shall be set no lower than existing levels and that flood proofing of the proposed development has been incorporated where appropriate. Although the works shall create an accommodation area for an elderly relative and shall bring an additional bed space to the ground floor of the dwellinghouse it is acknowledged that the majority of the development work at No 43 is internal and could be carried out without planning permission. The overall scale of the development is modest in size with the footprint of No 43 not significantly altered as a result and therefore alongside the FRA being submitted the concern in regards to flooding is considered to be satisfactorily addressed.

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/18/00655 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:
Block and Location Plan: Drawing No 422 PL01 P03
Proposed Ground Floor and Roof Plan: Drawing No 422 PL04 P01
Proposed Elevations Plan: Drawing No 422 PL05 P01
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 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation will be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.