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Site Address: 16 Eastoke Avenue, Hayling Island, PO11 9QW  
Proposal: Demolish existing garage and store; erect new two storey side extension; raising of ridge height and extension of roof to include dormer to north elevation; balcony to north elevation and fenestration alterations.  
Application No: APP/17/00920                      Expiry Date: 20/10/2017  
Applicant: Mr Lippke  
Agent: Mr M Critchley                      Case Officer: Tina Pickup  
Ward: Hayling East  
Site Visit Date:

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site comprises a vacant, older style detached chalet bungalow that has red brick plinths and quoining with render panels, beneath a steeply pitched red tiled roof with dormers. The site is located on the south side of Eastoke Avenue where the predominant character comprises bungalows and chalets having a mix of architectural styles and finishes. The application plot and building has an unusual juxtaposition with its neighbours with the front facade set at 45 degrees to the road. There is an old timber garage and link structure to the west, close to the boundary with No 14. The rear garden is small - only some 7m in length. There are some mature evergreen fir trees just beyond the application site, within the curtilage of the property to the rear.

To the west, No 14, is a small bungalow, also set at an angle with an area of grass/garden that appears to be used for private amenity against the frontage shared boundary. In street scene terms, to the east is a detached chalet, but this does not in fact share much of a common boundary as the rear garden of No 9 West Haye Road intervenes and forms the south-eastern boundary of the site.

## **2 Planning History**

94/59518/000 - Single storey rear extension to existing conservatory.,  
PERM,01/11/1994

## **3 Proposal**

As originally submitted the proposal was to: Demolish existing garage and store; erect new two storey side extension; raising of ridge height and extension of roof to include dormer to north elevation; balcony to north elevation and Juliette balconies to southern elevation; fenestration alterations.

During the course of determining the application amendments have been received such that the final scheme is pulled away from the western boundary by 1.2m; the increase in ridge height reduced to 0.885m, the Juliette balconies in the rear omitted and the rear windows reduced in size.

The design concept re-uses the existing footprint and is to achieve a Hofhaus appearance so the character would fundamentally be altered with the use of modern materials including grey roofing, white render and the use of mineral cladding boards to dormers with dark grey aluminium windows and doors.

#### **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)  
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**

#### **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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b> | <b>Officer Comment</b> |
|----------------|------------------------|
| None received  |                        |

#### **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) Other matters

(i) Principle of development

7.2 The application site is located within the defined urban area, where there is a presumption in favour of sustainable development whereby development should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

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

- 7.3 The design and appearance of the application site would be altered and modernised with clean lines and modern materials. Within the immediate area the street scene is very mixed with a variety of styles and materials including a contemporary flat roofed property with cladding directly opposite. The proposed modern design and materials is therefore not considered visually inappropriate to the local vernacular.
- 7.4 In terms of the proposed increased height, the siting of the existing dwelling is such that it does not form part of a strong linear development but has space about its roof scape by virtue of its unique siting and relationship with its neighbours. Whilst the increased roof height will make the proposal slightly higher than any of the adjacent dwellings, and more visually prominent especially when viewed from the west, this would not however protrude unduly or be overly dominant in the context of the mixed street scene.
- 7.5 Overall it is considered that the proposed development would not be harmful to the character and visual amenity of the locality and would meet the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.6 The unusual siting of this dwelling results in it having a particularly small rear garden. The change from steeply hipped roof to dominant higher gable end within 7m of the rear boundary could be perceived as being overbearing. The proximity of this facade to the rear boundary would, in normal circumstances, lead to concerns about loss of privacy and dominant effect on the neighbours to the rear at No 7 West Haye Road. However the presence of the existing mature evergreen trees within the neighbours garden provides a high level of screening and mitigates against these potential issues.
- 7.7 The back to back separation distance of dwellings meets current standards set out in the adopted Borough Design Guide by virtue of No 7 West Haye having a long rear garden which compensates for the application site's short garden. It is considered that because the existing screening is within the control of the potentially affected party at 7 West Haye then they would have the choice as to whether to retain or remove the screening in the future. The windows in the rear elevation have also been reduced in size and scale to minimise their presence and sense of overlooking. On balance it is considered that the overbearing and privacy impacts of the proposed development would be lessened by the existing screening trees to an acceptable degree.
- 7.8 The amended plans have also pulled the development away from the south-western boundary with No 14 by 1.2m. A reduced height (of 6.5m) blank gable end would face No 14 which would replace a dormer window in this western roofslope. Therefore whilst the bulk of the development would be closer to this neighbour, this would be offset by the removal of the overlooking from the dormer. The separation from No 14's main window facing the site would be some 8 to 10m and on balance the outlook from and impact on No 14 is considered acceptable.
- 7.9 On balance, it is considered that the existing screening mitigates against any overbearing or overlooking issues and as such the proposal would not cause any material harm to the amenity of neighbours to the rear or side, 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) Other Matters

The proposal accords with the Council's adopted parking standards by providing 3no. parking spaces. The net gain in floor space is less than 100 sqm so the proposal is not

CIL liable.

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the street scene 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/17/00920

(A) 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:  
Location and Block Plan Drawing No 17082 - 101  
Proposed Floor Plans Drawing No 17082 - 401 Rev D  
Proposed Elevations Drawing No 17082 - 501 Rev E  
**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 car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.  
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.