
Site Address: 183A Southwood Road, Hayling Island, PO11 9PZ
Proposal: Proposed front and rear dormers.
Application No: APP/17/00729 Expiry Date: 07/09/2017
Applicant: Mr Campbell
Agent: Mr M Critchley Case Officer: Emma Chisnall
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 183A Southwood Road form a semi-detached property to the north side of Southwood Road. The property currently provides 1st floor accommodation only with a shared access running below to a rear garage block.

2 Planning History

APP/14/00105 - Extension into roof space to allow living accommodation at second floor level for first floor flat with front and rear dormers. , PERM,27/03/2014
APP/14/00256 - Demolition of existing row of 3 garages and construction of row of 4 garages., PERM,13/05/2014

3 Proposal

- 3.1 Proposed front and rear dormers to provide a loft conversion.

4 Policy Considerations

National Planning Policy Framework 2012

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 8

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) Flood risk
- (v) Parking

(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 proposal would introduce front and rear flat roof dormer windows, they would be set in from the sides of the building, set up from the eaves level and down from the ridge line. There are other dormers of similar design in Southwood Road.

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 main impacts of the development are considered to be to the attached neighbour, to the property to the north and to properties to the south of Southwood Road. The windows to the rear would overlook the communal garden/parking area to the north of the existing building (as the first floor windows currently do). This is considered acceptable. The building is set well off the dwellings to the north and south and any additional overlooking would be acceptable and limited in accordance with the Borough Design Guide SPD.

7.6 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

- 7.7 In relation to flood risk, the building is located in Flood Zone 3 (high flood risk), however, this is small scale addition utilising the roofspace with all accommodation above the existing floor level. The proposal therefore does not increase the number of households. A flood risk assessment has been provided.

(v) Parking

- 7.8 Car parking would be required for two cars with the proposed increase in bedroom numbers from 1 to 3. The applicant has use of one garage and the area in front for car parking and this is considered to be satisfactory.

8 Conclusion

- 8.1 The proposed development is considered to have an acceptable appearance and impact on neighbours residential amenities. Flood risk matters have been suitably addressed. The proposal 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/17/00729

(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. 17065-101 Rev B
Proposed elevations and Section Drawing No. 17065-501 Rev A
Proposed Floor Plans Drawing no. 17065-402 Rev B
Roof Plans Drawing No. 17065-403
Flood Risk Assessment August 2017
Flood Risk form

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application the construction of the dormer windows hereby approved shall not take place until samples or a

full specification of the materials to be used externally on the dormers 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.