
Site Address: 234 Havant Road, Hayling Island, PO11 0LN
Proposal: Single storey rear and side extensions, alterations to and raising of roof to create first floor accommodation and render.
Application No: APP/18/00477 Expiry Date: 16/07/2018
Applicant: Mr Lumsden
Agent: Mr Holman Case Officer: Emma Chisnall
 HRP Architects
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 234 Havant Road is a detached bungalow situated in a generous plot on level ground in Havant. The dwellinghouse is constructed of facing brickwork and concrete tiles and has an adequate area to the front which is hard-surfaced in order to accommodate three cars onsite. A detached garage is in place to the south to provide a further provision. The application site is surrounded by 1m wall to the front with 1.8m timber fencing and hedging forming the north, south and rear curtilage boundaries. To the rear the amenity space is large in size and laid as lawn.

2 Planning History

00/64909/000 - Replacement detached garage, PERM,02/03/2000

3 Proposal

- 3.1 Single storey rear and side extensions, alterations to and raising of roof to create first floor accommodation and render.

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: 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) Planning Obligations/CIL
- (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.

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

7.3 The works proposed to No 234 shall alter the existing appearance of the modest bungalow to a larger, modern chalet style bungalow. Although this is considered to constitute a significant visual change and alteration it was noted following a site visit that Havant Road displays a diverse range of dwellings which differ in style, design and position. Therefore, although the works shall change the existing appearance of No 234, the development is considered to not look out of context in the greater streetscene and is considered to provide a positive uplift to the existing dwelling.

7.4 Materials are proposed that consist of a slate and render material to complement the modern design of the development. Although the proposed dwelling shall be situated within a mixed streetscene containing examples of render and tiles in Havant Road it is still considered necessary to include a materials condition requesting samples of the proposed in order to ensure that they are in keeping and of an appropriate finish.

7.5 The proposed development shall be positioned up to the shared boundary to the south and shall be set off the shared boundary to the north by approximately 1.5m. With the half hip proposed to the south and the full hip to the north the works are considered to appear proportionate to the plot size available. This would ensure that the development does not create a cramped or crowded appearance in the streetscene

which accords with the Borough's Design Guide 2011.

- 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 neighbouring dwellings that have the potential to be impacted are the adjacent neighbours No 230 and No 236 Havant Road.
- 7.8 The dwellinghouse to the south No 230 has a long width, modest depth and is modestly set back from the front building line of No 234. The works proposed to No 234 include the development at first floor up to the boundary line with No 230 and there is potential for an impact to be caused. However, the development has been designed to reduce this. The first floor development shall project past the rear elevation of No 230 modestly which alongside No 234 being to the north of No 230 would ensure that light levels reaching the neighbouring dwelling would not be significantly impacted. Two ground floor windows are within the north side elevation of No 230 which serve a garage and look out onto the shared boundary between the neighbours. Although the eaves height is proposed to be increased this shall be to a modest height which coupled with the distance between the dwellings is considered, on balance, to not cause an oppressive outlook from the neighbouring dwellings windows. No windows are proposed in the south side elevation of No 234 and therefore privacy levels are considered to be maintained. Therefore the works are considered to result in a limited and acceptable impact.
- 7.9 No 236 Havant Road is to the north of the proposed development and is a detached two storey dwellinghouse set off the shared boundary by approximately 1m and away from No 234 by approximately 2.5m. The works proposed to No 234 consist of development at first floor with a pitched hipped roof to the south and extending at this height to the front and rear. The works are proposed to be in line with the rear elevation of No 236 therefore not causing any significant impact to light levels reaching the neighbour to the rear. The mass and bulk to the front of No 234 does have the potential to impact light reaching the front of No 236 as the works extend past the front of the neighbouring dwelling.
- 7.10 Following a site visit it was noted that No 234 is positioned forward of its neighbour to the north. The existing height of the bungalow is 4.6m with the works proposed to have an eaves height of 2.8m and a ridge height of 6.5m. Although this is an increase in height it is noted that No 236 does not have windows in the south side elevation which coupled with the distance between the dwellings would ensure that the development does not appear oppressive to the neighbour. The increased mass and bulk to the front of No 234 does have the potential to impact light levels reaching the front of the neighbouring dwelling during late afternoon early evening. No objection has been made by the neighbour. The works have also been designed to be fully hipped to the south meaning the highest point of the ridge shall be approximately 5.8m away from the side elevation of No 234. It is also noted that the window that has the potential to be impacted serves a lounge which is also served by a window in the rear elevation of No 234 on ground level which would provide light into the room in the morning and early afternoon. Therefore, on balance, the works are considered to not result in a significant enough impact that would warrant a refusal of planning permission. The works are therefore considered to be acceptable.

- 7.11 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) Planning Obligations/CIL

- 7.12 The application is liable to pay the Community Infrastructure Levy a total of £31,521.25 and the relevant forms have been sent including a draft liability notice. The applicants wish to apply for self-build relief from this payment and have completed the necessary forms that will ensure that relief is given to the CIL payment which does not need to be made

(v) Flooding

- 7.13 The application site falls into flood zone 2 and 3 which is the highest most at risk of flooding category. As such, a Flood Risk Assessment form has been completed as part of the application which confirms that the works shall have floor levels set no lower than existing level and that flood proofing shall be incorporated into the development where appropriate. Based on the size of the extension proposed and due to the existing footprint of the bungalow and garage on site it is considered that the additional measures outlined in the FRA would sufficiently address the concern raised and is considered to be acceptable.

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/18/00477 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:

Existing and Proposed Block Plan: Drawing No 8762 01
Proposed Ground and First Floor Plan: Drawing No 8762 02
Proposed Elevation Plan: Drawing No 8762 03
Proposed Perspectives Plan: Drawing No 8762 04
Flood Risk Assessment Form: Received via email 16.07.2018

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and 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.