
Site Address: 25 Wheatlands Avenue, Hayling Island, PO11 9SG
Proposal: First floor extension to form two storey dwelling and single storey rear extension with render and cladding.
Application No: APP/18/00095
Applicant: Mr Farr
Agent: Mr Bengree
Ward: Hayling East
Site Visit Date:
Expiry Date: 03/04/2018
Case Officer: Emma Chisnall

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 25 Wheatlands Avenue is a bungalow constructed of facing brickwork and concrete tiles situated in Hayling Island. The dwellinghouse is positioned in a narrow plot with a modest amount of amenity space to the front to accommodate three cars and is surrounded by a curtilage boundary constructed of brickwork and approximately 1.8m high. To the rear the amenity space is in an L shape to the west and is laid as lawn and surrounded by a curtilage boundary constructed of a mixture of 2m timber fencing and brick wall.
- 1.2 Wheatlands Avenue has a medium density and is surrounded by bungalows opposite and to the west. The neighbouring dwelling to the east is two storey in height and of a block design.

2 Planning History

None

3 Proposal

- 3.1 First floor extension to form two storey dwelling and single storey rear extension with render and cladding.

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
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: 22

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 17 Support. 1 Objection from 23A Wheatlands Avenue

Comments in Support have been grouped together:

- * Will bring a beautiful feel and enhance the property making a great family home
- * Will bring modernisation to the streetscene which shall benefit the community
- * We should develop current sites rather than greenbelt sites
- * There is nothing offensive about the plans and the design is sympathetic to the neighbours
- * Will enhance the property's desirability for future buyers and enhance the characteristics of the surrounding properties.

Objection:

- * No 25 was built with a high sited slip window on its west elevation facing No 23A in order that there was no loss of light or privacy to No 23a.
- * Any plans should respect the view, bearing in mind the buildings close proximity to each other.

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

(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 25 involve the development at first floor level which would increase the height of the development by approximately 2m and would be 11.8m deep and 5.6m wide in order to accommodate two bedrooms, two bathrooms and a study . A single storey extension is proposed to the rear. The application site is restricted in terms of its size and the existing bungalow is positioned within a narrow plot approximately 15m wide. The site opens up to the rear west end providing additional space. The design of the proposed development is considered to be compromised due to the limited size available to accommodate a first floor extension. This is considered to be to be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) and would

cause significant harm to the visual amenity of the locality if the proposal was to be supported and granted planning permission.

- 7.4 It is considered that the application site is not big enough to accommodate a first floor extension to the size proposed without creating a contrived and negative appearance on the locality. This was raised with the agent alongside concerns over the impact also caused to neighbouring dwellings and although further plans were submitted to try and address the impact caused including a reduction in the height of 100mm and a hip proposed to the front and rear of the dwellinghouse this was not considered to be sufficient enough to address the primary concern over the proposed first floor development at No 25. Therefore the application should be refused.
- 7.5 It is considered that the development marks a significant change to the existing characteristics of this part of Wheatlands Avenue from developing at first floor within a narrow and limited site. The works are deemed to be harmful to the nature of the existing streetscene resulting in excessive building bulk adjacent to the neighbouring properties.
- 7.6 It is deemed that the proposed development would be overbearing and would appear cramped, resulting in over development of the site and having an adverse impact on the character and appearance of the area. The proposal is therefore considered to be contrary to the adopted Design Guide 2011.
- 7.7 It is noted that the single storey rear extension would result in an acceptable visual impact and would be screened from the public realm therefore protecting the existing character of the area.
- 7.8 Materials are proposed that are cladding and render and which do not match the existing dwellinghouse and immediate locality. Following a site visit it was noted that render is present within the greater streetscene and pending colour and specifications being submitted in relation to the cladding, the materials proposed are considered to not necessarily look out of character of the palette of the area. A condition would be recommended in order to ensure the materials are in keeping.

(iii) Effect on neighbouring properties

- 7.9 Although a number of representations have been received in support of the application only three are from properties within Wheatlands Road with one being from the neighbour to the east No 27. Although comments have been made in support of the application the Council still has a duty to assess potential harm caused. The dwellings considered to be impacted as a result of the proposed works would be the adjacent neighbours No 27 and No 23A.
- 7.10 No 27 is positioned to the east of the dwellinghouse and is set away from the property by approximately 4m. No 27 is positioned forward in its plot when compared to No 25 and has windows in the west side elevation at ground and first floor including windows in the rear elevation at ground and first floor. No 25 is positioned to the west of No 27 and therefore with the increased mass of the first floor extension the development has the potential to restrict light levels reaching these rooms creating shadowing as a result. Although a letter of support has been written by No 27 to support the works at No 25 the development is still considered to result in an un-neighbourly and unacceptable impact.
- 7.11 No 23 is a bungalow to the west of the site which has been subdivided into two flats. No 23A has raised concern over the proposed development and the potential impact caused to the east side ground floor windows that are served by single windows. With no 25 being to the east of its neighbour morning and early afternoon light does have the potential to be impacted as a result and is considered to create an un-neighbourly and

severe impact. The works are contrary to the Borough Design Guide in terms of acceptable impacts and policy CS16 of the Havant Borough Local Plan (Core Strategy) and coupled with the objection made against the proposal it is considered that the application should be refused.

- 7.12 It would be noted that the rooflights and juliet balcony proposed in the rear elevation would have the potential to cause over-looking into the rear amenity space of No 27 and No 23A. It is acknowledged that under permitted development rights juliet balconies are able to be developed without the requirement for planning permission yet this development forms part of the application and shall be assessed. Although there is the potential for over-looking it is acknowledged that the works are set centrally within the rear elevation of No 25 and they would create a direct view to the north. No specific objection has been raised by neighbouring dwellings and it is considered that on balance, the impact caused would not be significant enough to warrant a refusal of planning permission
- 7.13 The agent has been made aware of these concerns and has since submitted a revised plan in order to address these concerns but this is not considered to be significant enough to remove or sufficiently reduce the un-neighbourly impact caused as a result. Therefore the development should be refused.

(iv) Parking

- 7.14 The dwellinghouse as a result of the development would go from a two bedroom to a three bedroom property. The current provision is therefore adequate and as No 25 can accommodate three parking space onsite it is considered to accord with the Boroughs Parking SPD and is considered to be acceptable.

8 Conclusion

- 8.1 The proposed size and mass of the proposed first floor extension is considered to be of a design which does not accord with local planning policy in that it would create a dominant, incongruous feature and would have an adverse impact on the visual amenity of the streetscene. Furthermore, it would not integrate with or respond positively to the character and appearance of the surrounding area in terms of layout,

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/00095 subject to the following conditions:-

- 1 The proposed dwelling would by reason of its size, design and prominent siting be harmful to the existing character and appearance of the area, conflicting with the established pattern of development and spatial characteristics and setting of the street scene creating a cramped and crowded appearance. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012
- 2 The proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to the neighbouring properties at 23A and No 27 Wheatlands Avenue and loss of sunlight/daylight. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.