
Site Address:	11 Yew Tree Road, Hayling Island, PO11 0QE		
Proposal:	Extension of roof to a full gable.		
Application No:	APP/18/00182	Expiry Date:	20/04/2018
Applicant:	Mr & Mrs Carter		
Agent:	Mr M Critchley	Case Officer:	Emma Chisnall
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 11 Yew Tree Road is a chalet style bungalow situated in Hayling Island on level ground. The dwellinghouse is constructed of grey cladding, facing brickwork and concrete tiles. The front amenity space is modest in size and fully hard-surfaced with gravel in order to accommodate two cars. The curtilage boundary is constructed of 1m brick wall to the front, approximately 1.5m hedging to the south west side and 1.8m brick wall to the north east side. To the rear the dwellinghouse has a detached garage and has been previously extended to accommodate an extension and conservatory. The remaining amenity space is adequate in size and laid as a mixture of lawn and paving with a curtilage boundary constructed of varying heights of hedging and timber fencing.

2 Planning History

98/51814/001 - Single storey rear extension to kitchen and conservatory to rear, PERM, 19/06/1998

3 Proposal

Extension of roof to a full gable.

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: 5

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

(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 11 shall change the visual appearance of the dwellinghouse and involve the development of the hip roof to a gable on either side. The works shall increase the mass and bulk of No 11 in the roof form but the works shall not be higher than the existing ridge height of No 11. Following a site visit to Yew Tree road the dwellings on either side differ from detached bungalows, chalet bungalows and two storey dwellings and therefore although the visual appearance of No 11 shall change, this is not considered to be a design that would look out of keeping within the streetscene. Materials are proposed that shall match the existing with a grey cladding and brickwork which would ensure the development looks in keeping to No 11 and not significantly out of place. Although the amount of cladding on the dwellinghouse shall be increased this shall be to the sides of the roof only and from being in a grey colour is considered to not appear obtrusive or out of character.

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 works have the potential to impact the adjacent neighbours No 9 and No 13 Yew Tree Road. No 9 to the south west of the application site is a bungalow and No 13 to

the north east is a two storey dwellinghouse.

- 7.6 The increased mass and bulk of the development proposed on No 11 shall bring development in closer proximity to both dwellings either side. It is acknowledged however, that No 11 is set off the curtilage boundary with No 13 to the north east by approximately 3m which is a gap that would be retained as a result of the development. The works shall also be to the south west of the neighbouring dwelling and therefore the works are considered to not cause significant shadowing nor a loss of light to No 13. The total distance between No 11 and No 13 shall be retained at 6.5m and therefore although there are two dormers in the side roof space of No 13 which look out onto No 11 the outlook is considered to not be significantly impacted as a result. A window is proposed in the side elevation of the roof of No 11 which shall face No 13 but this shall be at high level and modest in size and is therefore considered to retain privacy levels between the neighbours.
- 7.7 No 11 and No 9 Yew Tree Road have an approximate gap of 2m between them which would be retained following the proposed development. The north east side elevation of No 9 contains one window towards the rear at ground floor which has the potential to be impacted by the proposed development. No 11 is also to the north east side of No 9 and therefore light levels and shadowing have the potential to be impacted as a result. It is acknowledged that without planning permission a smaller hip to gable extension would be able to be developed without the need for planning permission. Although the works proposed to No 11 breach this amount the increase is considered to be modest and would not be a significant addition of bulk. The current window on No 9 looks out onto the flank side wall of No 11 and is already impacted in terms of outlook and sunlight by the existing dwellinghouse and mature 2m hedging between the dwellings. Although an impact is considered to be made to No 9 the distance between the dwellings at 2m coupled with the existing impact already caused and that the neighbour has not made any objections to the proposal the works are considered, on balance, to not be significantly harmful and would not warrant a refusal of planning permission.
- 7.8 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.

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/18/00182 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 Site Plan: Drawing No 18005-101

Proposed Floor Plan: Drawing No 18005-401A

Proposed Elevations Plan: Drawing No 18005-201A

Proposed Loft Plan: Drawing No 18005-402

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials shall be as outlined in the application form 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.