
Site Address:	Former Police Station, 35-37 South Road, Hayling Island, PO11 9AE		
Proposal:	Replacement of existing flat roof with hip roof.		
Application No:	APP/17/00542	Expiry Date:	31/07/2017
Applicant:	Mr Harding		
Agent:		Case Officer:	Emma Chisnall
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a two storey hipped roof end of terrace police station which under APP/13/00584 was permitted for a change of use to a residential dwelling. This change of use has been implemented and is now a residential dwelling situated within a residential area. To the front is a large car park which is able to accommodate multiple cars with mature hedging along the front curtilage boundary. To the rear the dwellinghouse has an adequately sized amenity space laid as lawn with a garage space to the north west of the site as well as a new bungalow dwellinghouse which was granted permission under APP/17/00401.

2 Planning History

90/54448/000 - Conversion of garden to car parking area and creation of gated entrance on land to rear of police station., UNK,
02/54448/001 - The creation of additional car parking hardstanding for police and staff use to the rear of the property, Disability Discrimination Act improvements and associated revised public enquiry office., PERM,25/02/2003
APP/13/00584 - Change of use from Police Station (Sui Generis) to a single family dwelling (C3) comprising 1No. 4 bed house., PERM,30/08/2013
APP/17/00401 - Construction of 1No.3 bedroom bungalow (approved 8.6.17).
Discharge of condition nos 3, 5, 6, 7 and 8 (received 22.6.17), PERM,08/06/2017

3 Proposal

Replacement of existing flat roof with hip roof.

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 proposed change from a flat roof to a hipped roof on the single storey extension to the front of No 35-37 South Road is considered to suit the dwellinghouse and shall reflect the current roof pitch as existing. Although the alteration consists of a high pitch the works are still considered to maintain a subservient appearance on the dwellinghouse which look in proportion to the host dwelling and not out of place.

7.4 Matching materials are proposed for the new roof that reflect the existing which should ensure the development looks in keeping and not out of place.

7.5 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

- 7.6 The works proposed to the former police station are considered to be situated an acceptable distance away from the neighbouring dwelling to the north and west of the site to ensure the impact of the development is limited and acceptable. Although windows are proposed to the front and rear elevation this was part of the proposal permitted under APP/13/00584 and therefore would not be reason to refuse the application.
- 7.7 The works have the potential to impact the neighbouring dwelling to the south No 33 due to the height of the works proposed and that along the north elevation No 33 has two windows present. Although the height of the pitched roof is considered to be high the works are still considered to be single storey only and coupled with the roof being hipped away from No 33 and set away from the neighbouring dwellinghouse by approximately 3.5m it is considered that this is a sufficient distance to ensure that the works would not cause a significant adverse impact to the windows along No 33. It has been confirmed by the applicant that no living space shall be accommodated at first floor level of the single storey extension and therefore the proposed rooflights would be at a sufficient height to ensure that no over-looking nor a loss of privacy is caused as a result and this shall be conditioned as part of the decision. The proposed windows along the ground south side elevation of 35-37 South Road were previously approved and should be screened in the majority by the shared boundary constructed of timber fencing approximately 2m high. Therefore on balance the impact caused is considered to be reduced sufficiently enough for the development to be considered acceptable.
- 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/17/00542 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 external materials used 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.

- 3 The development hereby permitted at 35-37 South Road, Former Police Station shall not have any living accommodation at first floor level within the front single storey extension without the prior approval and written consent of the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Confirmation of single storey ground floor use only: Received via email 19/07/2017

Design and Access Statement: Received 18.05.2017

Block Plan: Unique Plan Reference Number p2b/162951/223986

Location Plan: Unique Plan Reference Number b90b/130356/179154

Proposed Front Elevation Plan: Drawing No 15/05/RH02

Proposed Rear Elevations Plan: Drawing No 15/05/RH04

Proposed Side Elevation Plan: Drawing No 15/05/RH06

Proposed Roof and Ground Floor Plan: Received via email 20.07.2017

Drawing No 15/05/RH08

Reason: - To ensure provision of a satisfactory development.