
Site Address: 35 North Shore Road, Hayling Island, PO11 0HN
Proposal: Two storey front and rear extensions and roof alterations to include raising of the ridge height. (Revised application)
Application No: APP/17/00186 Expiry Date: 17/04/2017
Applicant: Mr & Mrs Ormsby
Agent: Mr Holt Case Officer: Bee Crawford
 Tony Holt Design
Ward: Hayling West
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling with an attached double garage. It has a brown tiled pitched roof, flat roof dormers to front and rear and elevations of red multibrick. The site is level with open vehicular access to the front with a concrete drive, shrubs and a lawned area. There is a wall and hedge to the front boundary and dwarf walls to the side boundaries. The rear garden is in excess of 30 metres in depth and is mainly laid to lawn with a patio area, trees and shrubs. There are fences to the eastern and western boundaries ranging in height from 1 metre to 1.8 metres with mature shrubs, and the rear of the garden leads to open water (Langstone Harbour).
- 1.2 Detached chalet style dwellings are to the south west and opposite, a modern two storey detached property is to the north east and Langstone Harbour is to the rear. The area is of low to medium density with detached two storey and chalet style dwellings and bungalows of similar and individual age, style and design.

2 Planning History

APP/16/00670 - Two storey front and rear extensions and roof alterations to include raising of the ridge height, refused 23/09/2016.

3 Proposal

Two storey front and rear extensions and roof alterations to include raising of the ridge height. (Revised application).

4 Policy Considerations

National Planning Policy Framework
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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

No objection.

Chichester Harbour Conservancy

No response received.

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and has no objections to the proposals. However, in the interest of conserving and improving the quality of the landscape the Langstone Harbour Board would not support any further increase in ridge height to that outlined in the proposal.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Concerns the new extension would fall within the 45 degree overshadowing zone to rear windows on number 37	See section 7.
Does the ground floor front wall at the north east corner extend beyond the existing building line.	A response was sent to the representee confirming the plans indicate the proposal does not extend beyond the existing building line at the north east corner.
The house has been empty for a while and it would be a welcome sight to see the place have the proposed alterations completed and look forward to having the home renovated and improving the road.	Noted.

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) Developer contributions

(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 is to extensively enlarge and upgrade the existing dwelling from a modest chalet bungalow to a generous two storey property. The design would significantly alter the appearance of the dwelling which would be visible from the public realm, although the plot is of a good size and a distance of approximately 12 metres to the highway would be retained.
- 7.4 The scheme is for a substantial extension which includes a two storey gable addition to the south west elevation, the ridge of which is approximately 1 metre higher than the existing ridge. This two storey element of the proposal would extend 4.2 metres beyond the existing rear dormer. The scheme also incorporates an enlarged rear dormer and a single storey rear extension.
- 7.5 Whilst it is a fairly complex juxtaposition of roof forms, the overall design results in an interesting concept for a chalet bungalow and with the addition of contemporary materials, would enhance the appearance of the dwelling within the streetscene.
- 7.6 The roof increase on the gable section is high in comparison to the existing flat roof garage however, it would be set off the shared boundary by 2.1 metres and the highest part of the roof would be set back a further 3.1 metres. Therefore the impact in terms of the building being overbearing, would be limited. The gable section would present a strong feature within the context of the streetscene however, North Shore Road has other examples of contemporary architecture, integrated with more traditional design and therefore overall it is not considered that the proposal would harm the character of the streetscene in the wider context. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.7 The proposed development is a major refurbishment and extension of the existing dwelling and will be visible from the neighbouring properties adjacent to the application site and the surrounding area. Whilst the two storey gable element of the extension will be closer to the boundary with number 33 North Shore Road, there will be a minimum distance of 2.1 metres to the shared boundary. This adheres to the advice set out in the Havant Borough Council Borough Design Guide SPD which recommends a two metre gap between property boundaries. Although the height of this part of the development is approximately 1 metre higher than the existing ridge, the roof pitches away from the neighbouring property which would lessen any impact of this part of the development being overbearing. Furthermore, there is a distance of 5.2 metres from the highest part of the extension and the property boundary.
- 7.8 There are two roof windows on the south western roofslope and in order to lessen any perceived loss of privacy, a condition is recommended for these windows to be obscure glazed and non-opening. There are no windows at first floor level on the north eastern elevation of the proposal.
- 7.9 Concern was raised regarding the extent of the extension falling within the 45 degree overshadowing zone of the ground and first floor rear windows of number 37 North Shore Road. A 45 degree test was subsequently carried out which verified the proposed works to the rear of the property meet the requirements for adequate daylight at both numbers 33 and 37 North Shore Road.

- 7.10 The proposal does not extend beyond the north eastern elevation of the application site, therefore maintaining the approximate 1.9 metre gap between numbers 35 and 37 North Shore Road.
- 7.11 It is considered the new Juliet balcony on the rear elevation of the extension would not result in any additional degree of overlooking, as in isolation, this type of balcony could be constructed within the realms of permitted development. Langstone Harbour is to the rear of the property and the remaining rear amenity area would have a depth of approximately 29 metres.
- 7.12 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(v) Developer Contributions

- 7.13 The proposal is CIL liable for a payment of £13,104.91 although it is noted that a self build exemption has been claimed and therefore accords with Policy CS21 (Developer Contributions).

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/17/00186 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building 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.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the roof windows in the first floor on the south western elevation facing shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony or terrace without prior written approval from the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
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| Drg No. 001 | Location and proposed block plan |
| Drg No. 002 | Existing ground and first floor plan |
| Drg No. 003 Rev P1 | Proposed ground and first floor plan |
| Drg No. 004 Rev P1 | Proposed elevations plan |
| Drg No. 005 | Existing elevations plan |
| Drg No. 006 | Existing floor and elevations plan of outbuilding |
| Drg No. 007 | Existing and proposed street scene plan |
- Reason:** - To ensure provision of a satisfactory development.