

Site Address: 13 Sea Grove Avenue, Hayling Island, PO11 9EU
 Proposal: Partial conversion of existing garage and a single storey side/rear extension, increase to existing front dormer with gable over front door, insertion of a roof window to side elevation.
 Application No: APP/17/00936 Expiry Date: 08/11/2017
 Applicant: Mr and Mrs M Dyer
 Agent: Mr D Treagus Case Officer: Bee Crawford
 Derek Treagus Associates
 Ward: Hayling East
 Site Visit Date: 29/09/2017

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

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: 7

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 dormer extension and porch canopy side extension would be visible from the public realm, although the property is set back approximately 10 metres from the front boundary and the design would result in a cohesive form of development. The side/rear extension will be attached to the existing garage and whilst it has a generous depth of 7.5 metres, it extends only 0.7 metres across the rear of the property and is of a modest height.

7.4 The dormer extension sits below the ridge and is centrally situated which together with the porch canopy, would create a balanced appearance to the front elevation of the property.

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 new side/rear extension is to be built adjacent to the northern boundary extending approximately 7.5 metres beyond the rear wall of the existing garage. There are no side windows in the northern elevation of the extension and it is 0.7 metres lower in height than the existing garage.
- 7.7 The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring property to the north. A 45 degree angle test indicates that the extension would fall within the overshadowing zone of the conservatory at number 11 Sea Grove Avenue. However, given the modest height of the extension, the degree of impact is not considered so great as to constitute a defensible reason for refusal. It is also noted a rear extension of a greater depth and height could be constructed under the prior notification process.
- 7.8 Whilst there are existing windows in the northern elevation of the property, a condition is recommended for the new rooflight in the northern roof slope to be obscured glazed in order to maintain a level of privacy to the neighbouring property.
- 7.9 Whilst there are french doors in the southern elevation of the extension, it is approximately 7.5 metres from the southern boundary and the side elevation of the garage of the neighbouring property lies beyond the existing screening. The rear elevation of the extension is in excess of 30 metres from the rear elevation of the property to the east in Webb Lane. It is therefore considered the development would have negligible impact on the property to the south of the application site or the property to the rear.
- 7.10 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/17/00936 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 be as stated under Section 11 (Materials) of the application form.
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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the roof window in the first floor on the northern elevation shall be fitted with 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and block plan

Existing elevations plan

Existing floor and roof plan

Drg no. 17/631/01 Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.