
Site Address: 38 Tournerbury Lane, Hayling Island, PO11 9DJ
Proposal: Loft conversion; roof alterations and cladding to exterior walls.
Application No: APP/17/00129 Expiry Date: 03/04/2017
Applicant: Mr Frost
Agent: Mr Appleton Case Officer: Emma Chisnall
Thorns Young Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 38 Tournerbury Lane is a detached bungalow situated in Hayling Island and is constructed of red facing brick with a concrete tiled roof. The amenity space to the front is adequate in size and is mostly hard-surfaced to the east in order to accommodate two parking spaces with a large shed in place to the front of the dwellinghouse on the west side. The curtilage boundary is surrounded with 1m brick wall to the front with 1.8m fencing along the sides. To the rear the amenity space is adequate in size at approximately 8.5m deep and is laid with a mixture of gravel, hard-surfacing and lawn. The curtilage boundary is constructed of a mixture of hedging and timber fencing approximately 1.8m high.

2 Planning History

None

3 Proposal

Loft conversion; roof alterations; terrace balcony to rear with glass balustrade and cladding to exterior walls.

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: 1

Comment	Officer Comment
Concern raised regarding over-looking and a loss privacy into rear amenity space as a result of the proposed roof terrace and windows. Would prevent the use of the garden.	All comments will be addressed under section 7 of the report under 'planning considerations'
Concern raised that the proposed development is out of character with the adjoining bungalows and would be overbearing due to the scale of other developments within the area. Recommended that planning permission is refused.	

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 Comments have been made that the proposed development to No 38 Tournerbury Lane shall not look in keeping to the character of the area and would be over-bearing to the adjoining bungalows. Following a site visit it was noted that Tournerbury Lane contains a mixture of development with bungalows and chalet bungalows present

along the south of the road with two storey development's opposite. Although it is acknowledged that directly either side of No 38 there are bungalows present it is felt that the development would not look significantly out of character within the streetscene due to the varied development contained within the road and that there is not a set uniform pattern of housing present.

- 7.4 The dwellings along Tournerbury Road vary in height and position within plots and many contain dormers within the roof space following loft conversions. Although the design of No 38 will change from having a hipped roof to a gable roof it is considered that this would not be a significant change to the visual amenity of the dwellinghouse. The hip to gable proposal is not considered overly obtrusive in size and due to the position of No 38 being set back from the front boundary curtilage the impact on the streetscene is considered to not be substantial. The works do not propose to raise the ridge nor eaves line and therefore the mass and bulk created as a result of the development is not considered to be overly obtrusive and has a limited and acceptable impact on the visual amenity of the area and adjoining bungalows.
- 7.5 The works proposed to the first floor level at No 38 are proposed to be built with a vertical cladding that will differ from the materials currently in place at the dwellinghouse. Following a site visit it was acknowledged that Tournerbury Lane contains a mixture of materials used included facing brickwork and render however due to the lack of detail submitted in regards to the colour and texture of the cladding a condition shall be included with the decision to ensure a sample and specification of the proposed cladding is submitted to the Local Planning Authority for approval prior to construction works taking place at the site.
- 7.6 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

- 7.7 Concern has been raised that the proposed development shall lead to over-looking and a loss of privacy from the rear amenity space of the dwelling behind No 38, No 1 Poplar Close. It is acknowledged that the amenity space available to No 38 is not significant in depth and due to the positioning of the dwelling's the development would have the potential to create over-looking into the neighbouring dwelling's amenity space to the rear and sides of No 38. This is considered to have an un-neighbourly and unacceptable impact and as a result the development has been amended that removes the terrace element from the proposal. This is considered to address these concerns and remove the concerns for over-looking. Two windows are proposed within the rear gable enlargement which have the potential to cause partial over-looking however it is acknowledged that these windows could be installed without planning permission and therefore under Permitted Development rights and as such, would not be a element of the application that could be refused. It shall conditioned however that the rear single storey element of the development is not used as a terrace hereafter to ensure amenity levels are protected.
- 7.8 A dormer window is proposed along the west side of the development and shall look onto a flank wall of the neighbouring dwelling No 36A. The impact of this is considered to be limited an acceptable as the development will not look onto any neighbouring windows and as the dormer window shall serve a stairway in No 38 is it considered no significant over-looking would be caused as a result.

- 7.9 Along the front east roof elevation two windows are proposed for a bedroom which have the potential to over-look and impact privacy levels at No 40 Tournerbury Lane. As a result of this the windows have been amended to be smaller in size and are proposed, and will be conditioned, to be fitted with obscure glazing and fixed shut in order to address this impact and reduce it to an acceptable level. The development can therefore be considered acceptable.
- 7.10 The proposed hip to gable enlargement on both the front and rear elevation is considered to be small in size. Due to the alignment of No 38 and 36A and that the dwellinghouse is set behind No 40 it is not considered that either change will result in a significant amount of shadowing and the impact is considered to be moderate and acceptable.
- 7.11 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.

(iv) Parking

- 7.12 The development is increasing from a two bedroom bungalow to a three bedroom chalet bungalow and as such there shall be a requirement to provide two parking spaces which the site can already accommodate and therefore the development is considered to accord with the Borough's Parking SPD.

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/17/00129 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 for the roof and windows 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 At no time shall the flat roof of the single storey rear extension be used as a balcony/terrace without formal planning permission 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted both windows in the first floor east roof elevation facing No 40 Tournurbury Lane serving the bedroom shall be fitted with, 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.

- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until a sample of the proposed cladding and a full specification of the cladding 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.

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

Block Plan: Licence Reference OI1086593

Site Location Plan: Licence Reference OI1086594

Proposed Elevations Plan: Drawing No PG1062162 Rev B received via email 21.04.2017

Proposed Floor Plan: Drawing No PG1062161 Rev A received via email 21.04.2017

Reason: - To ensure provision of a satisfactory development.