

Recommendation: **GRANT PERMISSION**

- 3.1 The proposal is for alterations and additions including single storey rear extension; Loft conversion with insertion of dormers in east and south elevations and roof lights in north and west elevations. During the course of determining this application amended plans

have been submitted reducing the size of the proposed rear extension. As a result of the proposal the property would become a 5 bedroomed dwelling.

- 3.2 The amended proposal would now demolish and replace the existing flat roofed rear extension with a new pitched roof extension that wraps around this rear corner. It would extend no further west or north than the existing extension but would be 4.4m deeper to the south and 4.5m deeper to the east. A hipped pitched roof is proposed having a maximum height of 5.55m and low eaves height of 1.8m along the northern elevation and eaves of 2.5m to align with the existing dwelling elsewhere.
- 3.3 The loft conversion would be carried out without altering the main roof height or profile but would add two pitched roof dormers, one in the east roofslope facing the highway and one in the south roofslope. Additionally rooflights are proposed in the north and east roofslopes, both serving ensuite bathrooms.

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

CS16 (High Quality Design)
CS21 (Developer Requirements)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

The proposed development does not impact on any trees.
The newly TPO's Oak at the front of the property will be unaffected by the extension.

Southern Water

Exact position of public sewers must be determined; no development or new tree planting within 3m either side of the centre line of the public sewer and all existing infrastructure should be protected during construction works; no new soakaways within 5m of a public sewer; any sewer found during construction must be investigated; formal application required for any new connection to the public foul and surface water sewer and Informative suggested.

Responsibility of developer to make suitable provision for disposal of surface water and BuildingRegs priorities a) soakaway or infiltration system; b) water course c) where neither above practical then sewer.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

- 6.1 Four letters of objection were received on the original plans, and an additional one on the amended plans

Comment	Officer Comment
Strong objections: No consideration regarding impact on our property and garden - all proposed alterations will run alongside our property alone; The existing extension on number 26, was built with no application for planning. The extension as it exists now is extremely close to our boundary. The proposal for alterations to this extension and to raise its height and length will significantly impact vastly on our garden. We have had quiet enjoyment of our garden for the past 20 years and we have a right to continue to do so as we always have. To raise the height and length alongside the north side of number 26, will directly affect the sunlight and light we currently enjoy in our garden. We have a patio that runs from the rear of our garage that runs to the end and in line with the existing extension, The bulk and impact of such an incongruously large extension to number 26, will severely impede our right to enjoy our outdoor space as we are currently able to do. Also, our living area, to the rear of our property, would have light blocked by any raise in the roof height or length to the existing extension at number 26. Our master bedroom has a window to the side of our property which could lose light if the roof height is raised and the pitch altered. The visual aspect of having such a vast extension, so close to our boundary, must be refused. Number 26, is set in a large tract of land, To the south of the property, there is ample room to accommodate such a large extension. Any alteration and extension to number 26 on the south side, would have little or no affect on any other property.	see considerations below

Object - proposal too large for location having visual impact; footprint enlargement at least same as original house and figures in D&A misleading; frontage hedges and trees removed now making site visible in street scene; mis mash of roofs will be a carbuncle and detrimental view; environmental impact caused from loss of trees and hedges inexcusable and irrecoverable; floorspace commercial, intention must be to run B&B which with added traffic would be inappropriate	Trees at front not relevant to this extension application Application for single family occupation, not for any business
The applicant has already ruined the character of the lane by removing mature oak trees down to the ground which were NOT on his property and that together with the pathway behind had been enjoyed by residents and walkers for many years. The established trees and hedging in the property are also currently being removed to make a much larger access to the property. The site is now completely open when all that was visible previously from the road was the garage. It is being suggested that this is a minor development when the residents and visitors can already see that this is turning into a major development and NOT in keeping with the original house. The considerable building development is very close to our immediate neighbours and without doubt will affect the enjoyment, privacy and light previously experienced in their established homes, and indeed will impact on the view from our property and has already diminished the enjoyment of our once sought after leafy lane.	Trees at front not relevant to this extension application The ownership of the frontage strip not a matter for this application - the submitted red line shows correctly the curtilage of the site
I object due to building too near the boundary with neighbours and removal of visual amenity and habitat. The applicant already removed two mature oak trees in December 2016 from the land to the front of the property, outside the boundary of the land belonging to No 26. He currently holds no uncontested title to this land which he has attempted to annex. This land and the trees on it have been enjoyed by the wider Hayling Island community for as long as anyone living can remember and the trees are sadly missed. Also removed quite a large	Trees at front not relevant to this extension application The ownership of the frontage strip not a matter for this application - the submitted red line shows correctly the curtilage of the site

portion of the front boundary hedge on his property. Trees, also formerly in the front garden have been removed and his hedge between the garden and the drive been reduced to almost nothing from a thick green hedge. Re Parking the applicant indicates the garage is going to be repurposed with adequate parking space on the existing driveway. He has however been parking on the land to which he currently holds no title, at the front of the property where he previously, without permission, removed two mature oaks and surrounding vegetation. D&A says house cannot be seen from the street but this is untrue due to the removal of trees and hedge. The extensions proposed are massive compared to the original house and are proposed to be built too near the boundary. The proposals will detract from the enjoyment of the gardens of adjacent properties and have already caused much damage to the leafy street scene of Bound Lane.	
On Amended Plans:	
Accept there has been a compromise but still very close to boundary and still object to close proximity; light and sunlight will be reduced to our property; would like extension reduced in width to align with outside wall of garage;	see considerations below

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) CIL

(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. It must be noted that the site is potentially of sufficient size for other additional development to the south of the existing bungalow. Therefore the determination of this application has considered not prejudicing further development potential of the overall site and it is considered appropriate to currently extend to the northern side. The applicant has indicated that it is his intention to provide a family home with large garden but is aware

of the potential of the site for the future - but there are no immediate plans to develop.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 With respect to character of area there is no doubt that the removal of the frontage boundary trees and hedges has changed the character of the area and has visually opened up the site. There is now a provisional TPO on the remaining oak tree. However other properties in Bound Lane have equally open frontages. As a non-classified road works to either create or alter an access onto it do not require planning permission. All the clearance works that have occurred at the frontage of the site did not require planning permission and their impact is not considered relevant to the determination of this application except that the site is now more exposed making the design of any extensions more visually prominent in street scene terms.
- 7.4 The siting of the proposed extensions, in the rear, north western corner of the site are set well back from Bound Lane, behind the existing garage. Due to the separation from the public road the visual impact and dominance of the additional roof bulk and dormers would be very minimal on the appearance of the street scene. The siting and design of the proposal is therefore deemed appropriate in context to the wider street scene and character of the area, 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 neighbour to the north, No 24 is the most directly affected by the proposal. This property has a garage closest to the shared boundary with the private sitting out patio extending along the southern boundary. The amended plans have reduced the rear extension such that it would not project any deeper (west) than the existing extension but would be 4.4m further to the east at the same alignment as the existing extension, which is approximately 1m from the shared boundary. The design has kept the roof as low as possible - a dropped eaves has been used with a height of just 1.6m along this northern elevation. The roof would be fully hipped with a maximum height of 5.5m with 2 rooflights in this northern roof slope.
- 7.6 It is considered that the impact of the proposal on the neighbour would be from the additional mass and bulk of the roof. Being due south of the neighbour this would result in some additional overshadowing. However as a fully hipped roof this has been minimised and the affected area would be a patio, not any habitable living rooms. Furthermore it must be noted that part of the additional roof bulk overlaps with the roof of the main bungalow and hence would not result in any additional impact in this area. The eaves line would be below the boundary fence.
- 7.7 The rear elevation of No 24 has a garage with functional access door before the patio doors to the main living rooms. The siting of the extension is such that the depth of the extension would not breach the 45 degree code to the nearest habitable living room patio door - therefore the proposed extension is unlikely to result in a loss of light to the internal living space. On this basis it is considered that the impact would be limited to some additional overshadowing to an outside patio area and this would not be sufficient to warrant a reason for refusal.
- 7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to material overshadowing to habitable living space of adjacent properties and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) CIL

- 7.9 As originally submitted the extensions exceeded 100 sqm and therefore were CIL liable and the appropriate forms submitted. However the amended plans reduced the floorspace of the proposal to a maximum of 95sqm and as such the scheme is no longer CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and streetscene 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/17/00151

(A) 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 shall be carried out in accordance with the following approved plans:
Proposed Plans Drawing Number 17001-02 Revision D
Reason: - To ensure provision of a satisfactory development.