
Site Address: 33 Church Road, Hayling Island, PO11 0NN
Proposal: Part 2 storey and part single-storey extensions to north and south elevations, single-storey extensions to both east and west elevations, detached timber garage building to front and new brick boundary walling.
Application No: APP/16/01289 Expiry Date: 10/03/2017
Applicant: Mr K Wilson
Agent: Mr S Male Case Officer: Tina Pickup
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached two storey dwelling located on the western side of Church Road on the northern corner of Katrina Gardens. The property comprises elevations of brick construction, with white render to first floor level, and a concrete tiled pitched roof. The property benefits from a relatively large plot and is set some 22m back from the highway with a large front garden area. This is a much greater set back than surrounding property with No 35 being a bungalow to the north set back approximately 9m and the side elevation of No 1 Katrina Gardens is set back about 5m. Currently this frontage garden is enclosed with a low, approx 1m high, white painted picket fence. The boundary to No 35 comprises a brick wall which graduates in height, from about 1.5m.

There is an existing detached garage that is sited to the southern side of the house and vehicular access is taken off Katrina Gardens in front (east) of the existing garage.

The rear garden tapers and is between 9 and 22m in length with two significant oak trees within it, which are protected by TPO's. Additionally there is a protected silver birch tree and ash tree on the boundary at the western peak of the site and a group of protected yew trees just beyond the site to the north.

There is also a new detached timber outbuilding and double gates located in the south/west corner of the rear garden (recently permitted under APP/16/01048).

2 Planning History

00/51593/003 - Crown reduce and reshape by 25% and crown raise 2 Oak trees (T1 & T2) within the

rear garden of 33 Church Road, subject to TPO 906., PERM, 09/03/2000

99/51593/002 - Detached garage to south of dwelling, PERM, 17/05/1999

93/51593/001 - Thin by 20% and raise to 4 metres the crowns of two Oak trees and also trim tree

T1 to clear roof by 2 metres: both trees covered by TPO 906., PERM, 10/06/1993

04/51593/004 - Application to crown reduce by 20%, prune 2 metres clear of structure 2 x Oaks subject to TPO 0906., PERM, 11/01/2005

06/51593/005 - Erection of bungalow with room in roof., WD, 18/12/2006

93/51593/001 - Thin by 20% and raise to 4 metres the crowns of two Oak trees and also trim tree T1 to clear roof by 2 metres PERM 10/06/1993
APP/13/00105 - T1 (Oak) - Reduce eastern sector to give 2m clearance from dwelling. Remove 2 lowest branches to western sector (x2) and crown raise to 5m. T2 (Oak) - Reduce canopy by 2m and 5m crown raise., PERM,06/03/2013
APP/16/00832 - Detached outbuilding in rear garden incorporating double gates to southern boundary. (Retrospective Application)., PERM,16/12/2016
APP/16/01048 - Tree works - 2No. Oaks, WD,20/10/2016

3 Proposal

The proposal relates to the demolition of the existing garage and construction of various 2 storey and single-storey extensions to both the north and south elevations, with single-storey extensions to both east and west elevations. In addition a detached timber garage building to the front and new brick boundary walling is proposed.

The two storey extension to the north elevation projects 1m x 3.4m and would provide an en suite bathroom with the ground floor extension below being 3m x 5.3m and would be within 0.75m of the boundary. On the south elevation the additions resite the front entrance to this elevation facing Katrina Gardens with two storey gable projection measuring 4.5m x 4m. The eaves line would match the existing and a half hip is proposed. The single storey extension to the east (ie fronting Church Road) would measure 3.6m x 7.2m with false pitch roof hiding a flat roof behind with lantern light. To the west elevation a sunroom is proposed measuring 3 x 4.3m and this would be glazed elevations with false pitch roof. Materials proposed for the dwelling include a mix of red brick, cream render and elements of horizontal grey cladding introduced.

During the course of determining the application amended plans have been submitted reducing the height and roof profile of the proposed triple garage outbuilding. This would now have a footprint of 9.1m x 5.5m with ridge height of 4.1m having a dormer feature within the south elevation. This structure would provide a store, garage, car port and log store and would be constructed using an oak frame with dark grey horizontal cladding on a brick plinth, and plain clay tile roof. It is proposed to be sited in the front garden area close to the northern boundary, set back 5m from Church Road.

As a consequence of re-siting the garaging to the east, the position of the vehicular access would be altered, moving it further east along Katrina Gardens and it is also proposed to construct a 1.5m high brick wall with piers 1.8m along the Church Road frontage and round the corner to the new pedestrian gate some 25m west on Katrina Gardens.

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

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |

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

No tree removal is required to facilitate this project.

The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the MS & TPP report is strictly adhered to the tree will survive the development unscathed and to continue to grow on safely and healthily in the future.

The AIA and AMS/TPP must form part of the conditions if permission is given for this application.

I have no objections to this scheme in arboricultural terms.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
the application is for a building double the size of the existing which is totally out of proportion of the area with a large 1.5m high wall which negatively impacts . Besides that the building of a large garage in the garden fronting the main road also increases the mass of buildings completely dwarfing the cul de sac of Katrina Gardens . Hence recommend application is rejected .	See comments 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) Effect on Trees
- (v) 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. The proposals are quite comprehensive and would result in significant changes to the external appearance of the dwelling, most notably with its re-orientation to front Katrina Gardens. However this is not unacceptable per se, and must be considered on its merits having regard to the context of the site and any adverse impact on neighbouring amenity.

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

7.3 The site is within a mixed residential area - to the north is a detached bungalow set in a reasonable sized plot, but Katrina Gardens is a more recent higher density development. Given this mixed character the proposed extensions and alterations to the dwelling itself are not inappropriate - the site has sufficient space to accommodate the extensions with plenty of amenity space for future occupiers. The design of the extensions are suitably subservient in terms of scale and would enhance the appearance of the dwelling.

7.4 With respect to the proposed garage building to the east, this would be set forward of the main dwelling, closer to Church Road, but retaining a 5m gap to the highway. The design includes a fully hipped east elevation with low eaves of 1.5m above the log store. This will minimise bulk to the street scene. Given the varied siting's of adjacent buildings, the proposed structure would not visually appear out of place. When viewed from the south, the proposed structure does not project beyond the side elevation of No 1 Katrina Gardens and would not appear overly prominent. When viewed from the north, the existing 1.5m high boundary wall to No 35 would partly screen the building - this elevation has an eaves height of 2.2m so would be seen above, but against the backdrop of the Katrina Gardens development.

7.5 The proposed structure is intended for ancillary parking and storage and not as a new dwelling or business use. On this basis the use of the structure is acceptable. Details of the proposed Eternit cladding has been submitted as Marley's Cedral Weatherboard, colour dark grey - code C15 which is a natural wood grain appearance and fitted in traditional ship lapped style. As an appropriately muted colour and together with the retained 5m gap to the highway and hipped design, then on balance the garage building is considered not to be detrimental to the character of the area or visual appearance of the street scene.

- 7.6 The proposed boundary wall, at 1.5m high with piers of 1.8m, will be set back 1m from the highway with low level planting to the highway - this will soften the visual impact of the wall and ensure the visibility for vehicles exiting Katrina Gardens is maintained.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the mixed area 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

- 7.8 The siting of the dwelling is set behind the bungalow to the north, No 35. As a result the two storey north elevation effectively overlooks the private rear garden of No 35 - there is an existing large landing window in this elevation. The proposal adds a first floor obscure glazed window. No objections have been received and this window, provided conditioned to be retained obscure glazed, will not actually result in any additional overlooking or loss of privacy. The other extensions to the dwelling are sufficiently distanced from the dwellings in Katrina gardens to have no adverse impact in this established residential area.
- 7.9 In terms of the proposed garage structure, this sits forward of the bungalow at No 35. However the outlook from No 35 is not considered overly impacted due to the separation of No 35's garage and drive and the boundary wall. The oblique angle of vision from habitable rooms of No 35 would only see the hipped roof above the wall which is considered not to be overly harmful.
- 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).

(iv) Effect on Trees

- 7.11 The protected trees are sited to the east of the dwelling. The submitted Arboricultural Impact Assessment and Method Statement identifies that the sunroom on the west elevation would encroach into the root protection area of the oaks by 3% and recommends using specialist foundations with a suspended internal floor. The Council's Arboricultural Officer has noted the supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the MS & TPP report is strictly adhered to the tree will survive the development unscathed and to continue to grow on safely and healthily in the future. No objection is raised provided tree protection and the AIA and MS are conditioned.

(v) CIL

- 7.12 The proposed extensions exceed the new build residential floorspace 100sq threshold and as such the scheme is CIL liable. The submitted Additional Information Requirement Form indicates that net additional floorspace would be 210 sqm, which would require a payment of £26,718.75. The appropriate Assumption of Liability Notice Form has been returned and the applicant has claimed the Self-Build Exemption. The appropriate Draft Liability Notice has been sent to the applicant.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01289

(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 either match, in type, colour and texture, those of the existing building so far as practicable or be in accordance with the submitted details including Marley Eternit Cedral Weatherboard, colour dark grey - code C15 as detailed by email on 27/02/2017.
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 first floor window in the north elevation of the extensions hereby approved shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 2012.
- 4 The detached garage building hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or for any business purpose.
Reason: The unit of accommodation has insufficient amenity space to be to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 No development shall take place until all [trees and hedgerows] that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the

construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The hereby approved development shall be undertaken in strict compliance with the Arboricultural Impact Assessment and Method Statement by treecall dated 2 November 2016.

Reason: To safeguard the continued health and presence of the TPO'd trees having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Proposed Detached Garage Drwg no 16/26/5A

Proposed Floor Plans Drwg no 16/26/3A

Proposed Elevations Drwg no 16/26/4A

treecall Arboricultural Impact Assessment and Method Statement dated 2 November 2016

Reason: - To ensure provision of a satisfactory development.