
Site Address:	17 Walnut Tree Close, Hayling Island, PO11 9BD		
Proposal:	Retention of loft conversion and roof windows to south elevation.		
Application No:	APP/16/01317	Expiry Date:	08/03/2017
Applicant:	Mr & Mrs Williams		
Agent:	Mr C Flint	Case Officer:	Emma Chisnall
	Chris Flint Associates Ltd		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 17 Walnut Tree Close is situated at the end of a cul de sac in Hayling Island and was a bungalow prior to a loft conversion being carried out turning it into a chalet bungalow. The dwelling is constructed of red brick walls and has a concrete tiled roof with attractive quoin block header detail above the existing windows. The dwelling is set forward in its plot meaning amenity space surrounds the site to the side and rear which is adequate in size and is used as lawn. As a result the front amenity space is moderate in size and is completely hard-surfaced to accommodate two cars. The curtilage boundary surrounding the rear and sides of the dwellinghouse is constructed of timber fencing approximately 1.8m high.

2 Planning History

APP/11/01533 - Discharge of Condition No's 2, 3, 4, 7 and 8 of Planning Permission 09/70800/003. , PERM,08/12/2011
60/11972 - for the erection of 62 bungalows and garages, UNK,17/06/1961

3 Proposal

- 3.1 Retention of loft conversion and roof windows to south elevation.
- 3.2 Three windows have been installed in the roof space as a result of the loft conversion, two of which serve a bedroom with one serving a bathroom. All three windows are in a position lower than 1.7m and are fitted with clear glass and are openable from the lower sill level.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough 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: 8

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
- (iv) Parking
- (v) Building Regulations

(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. This is a retrospective application and as such the loft conversion has already been built and is being used as a habitable space. The loft conversion consists of a bedroom, bathroom and store room.

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

7.3 As a result of the development the only visual change to No 17 are the three rooflights that have been installed along the southern roof elevation. These windows are considered to not detract significant character from the area and it is noted that other rooflights are present along the streetscene of Walnut Tree Close. Therefore it is felt that the three windows installed at No 17 should not look significantly out of place and that the harm caused has a limited and acceptable impact and meets the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The three rooflights are considered to have an un-neighbourly impact in their current form due to the low position they have been installed within the roof space of No 17 and that they are fitted with clear glass and are able to be opened out from the lower sill level. This breaches guidance stipulated in the Borough Design Guide in order to

protect amenity levels between neighbours and as a result all three windows create a view across to the neighbouring dwellings at No 15 Walnut Tree Close and No 10 Briarwood Gardens. In order to reduce the harm caused the decision shall be conditioned to ensure that within two months of the decision notice being issued all three rooflights will be fitted with obscure glazing and be fixed shut. This is considered to be a necessary change required in order to reduce the level of over-looking significantly enough to ensure privacy levels are protected between neighbouring dwellinghouses and to ensure that the development accords with the Havant Borough Design Guide.

(iv) Parking

- 7.5 No 17 Walnut Tree Close is a one bedroom dwelling which can accommodate two cars onsite. As such this meets with guidance stipulated in the Parking Standards SPD and as a result the dwellinghouse would not be required to provide additional parking space.

(v) Building Regulations

- 7.6 It is acknowledged that the three rooflights are the only windows that serve the loft conversion at No 17 Walnut Tree Close and as such the development does not provide a means of escape at first floor level once these windows are fixed shut. As such it is considered that the development breaches Building Control Regulations which require any development at first floor level to have an escape window which permits outside access to the residents in the event of a fire or other emergency situation. An informative shall be included with the decision recommending that the residents of No 17 Walnut Tree Close contact a Building Inspector in order to ensure the development complies with the regulations and it has been suggested that the development has the potential to install a window within the rear elevation of No 17 that could be installed under Permitted Development rights following it meets with set criteria as outlined in the General Permitted Development Order (2015).

8 Conclusion

- 8.1 The loft conversion and installation of three windows has been determined to have an un-neighbouring impact which can be resolved through a condition requiring all three rooflights to be fixed shut and installed with obscure glazing. This is considered to reinstate privacy levels between neighbouring dwellings and protect amenity levels sufficiently enough for the development to be considered acceptable and worthy of planning permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/16/01317 subject to the following conditions:-

- 1 All three rooflights/windows in the southern roof elevation serving the bedroom and bathroom as part of the loft conversion, facing No 15 Walnut Tree Close and No 10 Briarwood Gardens shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and be fixed shut. This development shall be carried out to all three rooflights/windows and be completed within two months of the date of this decision 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.

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

Block, Location and Proposed Floor and Elevation Plans: Drawing No CFA
FULL 01

Reason: - To ensure provision of a satisfactory development.