
Site Address:	26 Havant Road, Hayling Island, PO11 0PX		
Proposal:	Proposed front extension to include extension of roof above.		
Application No:	APP/16/01180	Expiry Date:	09/01/2017
Applicant:	Mr Norgate		
Agent:	Mr P Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Hayling West		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling and detached garage. It has a brown tiled pitched roof and flat roofed side dormers and elevations of red multibrick, white painted brickwork and cladding. The site is level with open vehicular access to the front leading to an area of tarmac, grass and shrubs. There is 1 metre high fencing to the front and northern boundaries and shrubs to the southern boundary.
- 1.2 There is a detached chalet dwelling to the north, a detached chalet dwelling to the south, set forward of the application site and a field lies opposite. The area is of low density with detached chalet style properties of similar and different ages, style and design.

2 Planning History

APP/15/01019 - Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.7 metres and a maximum height of 3 metres. GPDC, 23/10/2015.

3 Proposal

- 3.1 The proposal is for the construction of a single storey front extension.

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

If the application is to be approved a condition is required for the provision of tree protection fencing to the edge of the hard surfacing surrounding the tree.

Southern Water

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

‘A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul 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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
As the occupier and owner of 24 Havant Road, I would like to make the following comments in regards to my neighbour's proposed front extension.	

I am concerned about the loss of daylight to three of my rooms, the kitchen, upstairs bedroom and front bedroom. All three rooms have windows facing north, and with the kitchen and upstairs bedroom these are the only windows. As the proposed extension is over 4 metres long and includes the extension of the roof line, there will be a considerable loss of natural light, and also heat from the sun. So these rooms will become dark and cold.	See section 7 below.
I am also concerned about the lack of privacy. My neighbour is proposing to put a window into a bedroom facing my driveway. I believe I shall be able to look into this window from my far kitchen window and vice versa. I am already able to see into a newly converted first storey room, and feel that I will have to put up a net curtain to protect my privacy.	There are no new windows in the southern elevation of the proposal.
In addition, when my late husband and I moved into 24 Havant Road in April 1962, several months later 26 Havant Road was built. We learnt that the builder had originally wanted to bring the boundary line forward, but had been prevented by the Council. Hence all the properties from 26 Havant Road upwards are all further back from the road than 24 and the original building for 20 Havant Road both having been built in the early 20th century.	This is not a planning consideration.
Lastly whilst I realise that losing the view I have enjoyed looking out from my kitchen for over 50 years is not criteria or concern for the Planning Services, I would hate to find myself staring at brick walls in the near future should this extension go ahead.	See section 7 below.
I object to the planned development as The proposed development is out of character with adjoining properties and planned roof extension will be visible along all adjoining properties close by The planning is unsympathetic with regard to longstanding existing neighbours. On one side completely blocking light from existing property and on the other causing shade and blocking view within front garden area. The placing of door and window will cause a lack of privacy for existing occupants when in garden area.	See section 7 below. There are two new windows in the northern elevation serving a porch.
I wish to raise an objection to the proposed development as I believe that: 1) The construction extends beyond the established Building Line of the existing properties, bar one. 2) Essentially the existing properties are square on plan and this development produces an elongated	See section 7 below.

rectangle on plan, which is out of character to the existing properties 3) The gable end projecting to the road is out of character with the distance it will be from the road. Viewed from the North elevation, which will be our sighting, I think it will resemble a commercial building due to the roof length. This will be a particular issue if the Dormer's are extended into the proposed structure in future. 4) I am of the opinion that a 'Barn' end to the proposed front gable would reduce the effect of the roof ridge length, and be more acceptable. 5) In my view, extensions to the rear or sides of a property are more acceptable than to the front elevation.	Amended plans submitted changing roof design to be hipped back.
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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 the design and impact upon the streetscene
- (iii) Impact on the neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene _

7.3 The proposal is for a single storey front extension. The original proposal included continuing the line of the existing roof and a gable end, although following officer concerns this was amended to hip the roof back which reduced the mass.

7.4 Notwithstanding the revision of the roof design, it is considered the 4.3 metre depth of the extension would result in an excessive building bulk adjacent to the neighbouring property at number 24 Havant Road and would be detrimental to the visual outlook and amenities of the occupiers of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011.

(iii) Effect on neighbouring properties

7.6 The application site is situated in a row of a series of detached chalet style dwellings bungalows of a similar design with a varied building line. The property to the south is situated forward of number 26 and although there is a distance of approximately 5 metres between the properties, there are primary windows in the northern elevation of number 24, both at ground and first floor. Whilst the revised roof design would moderate the impact of the scheme to the first floor bedroom window, a site visit to the neighbouring property established the extension would be highly overbearing and result in loss of light and outlook to the kitchen windows of this property. Although

there are three windows to the kitchen, they are all in the southern elevation and the easternmost window faces the northern wall of number 26. Due to the depth of the proposal, the remaining two kitchen windows would have a similar view, severely limiting the amount of light and outlook to these windows.

- 7.7 Concern was raised with respect to the proposal causing shade, blocking the view of the front garden and the proposed window reducing privacy to the property to the north. Whilst it is acknowledged there would be some impact to this property, it is in excess of 9 metres away from number 26 and the front garden is not considered to be the primary amenity area, therefore any perception of additional overlooking would not be unacceptable. The proposed new windows in the northern elevation would serve a porch.
- 7.8 It is considered that the proposal for the single storey front extension would be highly overbearing and result in a loss of light and outlook to the occupiers of number 24. As such, the proposed development would have an adverse impact on the neighbouring property which is contrary to the advice laid out in policy CS16 of the Core Strategy 2011.

8 Conclusion

- 8.1 Although amended plans were received to hip back the the roof, the proposed 4.3 metre depth of the front extension, with a hipped back roof extending up to the main ridge height, is considered excessively large and would result in an overbearing presence on the occupiers of the neighbouring property at number 24 Havant Road. As such, the application is contrary to policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/16/01180 for the following reason

- 1 The proposal by reason of its size and location close to the side facing windows at No. 24 Havant Road, would be in an intrusive and overbearing form of development, detrimental to the outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.