
Site Address: 130 Southwood Road, Hayling Island, PO11 9QH
Proposal: Dormer roof extension, alterations to balcony, external wall insulation and internal alterations.
Application Type: Full Planning Permission
Application No: APP/23/00827 Expiry Date: 25/12/2023
Applicant: Mr & Mrs Pearce
Agent: Mr R Lilley Case Officer: Bethany Crowther
 Lilley Architecture
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached property located on the south of Southwood Road, Hayling Island. The property has an existing flat roof dormer on the west elevation. The property has white painted brick walls with concrete roof tiles and white cladding on the dormer. There is an integral garage on the eastern parts of the property with a hardstanding area to the front of the property for onsite parking. To the south of the property is the rear garden which contains a gate giving access to the beach which lies directly to the rear of the site.
- 1.2 The surrounding area comprises a mix of single and two storey properties and has no established architectural pattern. It was noted on a site visit that there is the presence of a variety of flat roof dormer designs in the immediate locality of the application site.

2 Planning History

90/53983/2 - Loft conversion and dormer construction in west elevation - REF
99/53983/3 - First floor balcony to rear (south) - APPROVED

3 Proposal

Dormer roof extension, alterations to balcony, external wall insulation and internal alterations, including garage conversion.

The proposal has been amended throughout the course of the application to address concerns over privacy to the neighbouring property No. 128a Southwood Road. The application has been subject to reconsultation with the neighbouring properties on two separate occasions following the submission of amended plans.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Developer Services, Southern Water

Thank you for your letter dated 31 October 2023.

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

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,
Future Growth Planning Team
Developer Services

Property Services Manager
No comments received.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 18 objections received from 2 households.

The application was subject to 2 neighbour renotifications for a period of 7 days following amendments. A summary of the objections is provided below.

Comment	Officer Comment
<u>Light:</u> -Loss of light to front door and ground floor window. -Dormer will block all sunlight until midday. Shadow effect.	Please see section 7
<u>Privacy:</u> -Side windows overlooking neighbouring property front entrance, parking, front door path, front door. -Rear window of dormer; sight into lounge area (first floor window). -Elevation of balcony higher than 128A. -Privacy concerns of balcony and sight lines - L shaped and privacy screen. -Obscure glazed window on south elevation would result in loss of privacy and can be changed	The proposed windows on the west elevation of the proposed dormer have been omitted from the plans following privacy concerns to the neighbouring property following a site visit. This window has been conditioned to be obscure glazed and non opening 1.7 m from finished floor level due to privacy concerns. Noted Please see section 7 Please see section 7. A condition has been added to the application that the window must remain obscure glazed.
<u>Design:</u>	

-Balcony design; straight line footprint, tunnel effect -Footprint of dormer -Asymmetrical design -Out of keeping with area -Glazing on balcony -Existing balcony to be removed.	Please see section 7 This section of the balcony is existing and the removal of this section of balcony is not part of the application proposal.
<u>Parking:</u> -Concerns over parking due to loss of garage. -Loss of public parking space.	Please see section 7
<u>Other:</u> -Error with plans -Storage concerns with loss of garage -Reference to previous planning applications from 1990.	Plans have been amended and neighbours re notified. Not a material consideration in the determination of the planning application. It is acknowledged that there was a historic planning refusal for a dormer in the west elevation, however national and local policies have adapted since this application.

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) Flood risk

(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 The proposal would add an extension to the existing dormer on the west elevation and an extension to the balcony on the rear elevation. The proposed dormer would extend approximately 2 metres to the west and have a length of approximately 4.3 metres. The eaves height of the extended section of the dormer would be approximately 5.3m from ground level. The dormer extension would facilitate a kitchen and dining area. The materials would consist of light smoky grey vertical cladding. The proposed dormer would be visible from the street scene at Southwood Road and from the rear public access to the beach. Although the design of the dormer does not meet the design SPD requirements, on balance, given the context of the site, the presence of

flat roof dormers in the locality and the fact that the visual impacts would be limited, it is considered that the design of the dormer would not result in any demonstrable harm to the appearance of the streetscene or character of the area sufficient to justify a reason for refusal.

- 7.4 The balcony to the rear of the property would extend approximately 1 metre in width to the east of the site and approximately 0.8 metres to the south to sit level with the neighbouring balcony at No. 130a Southwood Road. A satin obscured glazed privacy screen 1.7 metres above finished floor level would be sited between the balcony with the neighbouring property. There would be glass balustrade around the perimeter of the balcony. The balcony would comprise a felt roof deck and either paving slabs to match the existing or timber decking. These materials are considered acceptable and in keeping with the context of the area. Due to the numerous balcony designs to the rear of Southwood Road, the extension of the balcony is considered to be in keeping with the character of the area.
- 7.5 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

- 7.6 To the east of the application site is no. 130a Southwood Road. The proposed alterations to the balcony would see the balcony projecting approximately 2.2 metres from the rear wall and would project level with the balcony at 130a Southwood Road. Whilst it is acknowledged that there may be a degree of loss of light during the late afternoon hours to the south facing windows of the study/hobby room at no. 130a Southwood Road, it is considered that the impacts would not cause demonstrable harm to the overall enjoyment of the property, nor justify a refusal of the application. The proposal incorporates an obscure glazed privacy screen with a height of 1.7 metres from the finished floor level to protect the privacy of the neighbouring property. The proposed dormer extension is considered to not lead to any harmful impacts in terms of loss of outlook, light or privacy to the neighbouring property. It is therefore considered that the proposed development is acceptable in terms of loss of light, privacy and outlook to the neighbouring property.
- 7.7 To the west of the application site in no. 128a Southwood Road. Along the east elevation of no. 128a on the ground level is a front door and an obscure glazed window serving a family room area. During a site visit to the neighbouring property, it could be seen that the family room area serves a welcome area for guests upon arrival to the property, with a sofa and a guestbook. It is considered that this room is not a primary habitable room at the property, with the main lounge area being located on the first floor of the property, overlooking the beach and sea to the rear of the property. Whilst it is acknowledged that there may be a degree of loss of light to the front door area and family area, these are not considered primary habitable rooms and therefore would not justify refusal of the application. On the first floor, there is a primary lounge area with one window on the east elevation and balcony doors on the south elevation. It is considered that the south facing balcony doors benefit from light during the majority of the day due to them being on the south elevation and therefore the primary source of light in this instance. On the first floor, the window on the east elevation is considered a secondary window to the lounge area, and therefore any degree of loss of light, outlook or overshadowing to this window in the morning hours are considered would not be materially harmful to justify a refusal of the application.

- 7.8 It has been negotiated with the agent that the window on the south elevation serving the kitchen area of the application site will be obscure glazed and non opening 1.7 metres from finished floor level in order to prevent loss of privacy to the neighbouring lounge area. A condition has also been added to the decision to secure this. The original submission proposed a window on the west elevation, however after a site visit to the neighbouring property, there were concerns over loss of privacy due to the separation distance between the proposed window and the windows at the neighbouring property. The windows have now been omitted from the extended dormer, with a window remaining in the existing location to the north of the dormer extension.
- 7.9 The balcony extension to the east at the rear of the property is considered to be largely screened by the boundary wall along the balcony of no. 128a. It is considered that the proposed balcony would not lead to any adverse unacceptable impacts to the neighbouring property in terms of loss of light, outlook or privacy.
- 7.10 One window is proposed on the north elevation facing Southwood Road to both the ground floor and first floor of the property. It is considered that these windows would not lead to any unacceptable impacts in terms of loss of privacy. The dormer extension is considered to not lead to a loss of outlook or light to any properties to the north of the application site.
- 7.11 To the rear of the property, the proposed balcony looks out to a public footpath adjacent to the Hayling Beach. The balcony is considered to be of similar size and scale as other balconies to the rear of Southwood Road. It is therefore considered that the balcony extension would not lead to a loss of privacy, outlook or light.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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) Parking

- 7.13 The proposed internal works of the development would see the loss of the existing integral garage. The proposed works would not see an additional bedroom provided and therefore no additional car parking requirements. The Councils Parking SPD sets out that the minimum requirement for car parking provision is 2 spaces for a 3 bedroom property. The block plan shows provision for 3 on site parking spaces, therefore exceeding the requirements of the Councils Parking SPD. There is an existing dropped kerb and hardstanding for parking to the front of the property.

(v) Flood risk

- 7.14 The application site lies within Flood Zones 2 & 3. The agent has submitted a flood risk assessment as required under Policy CS15 of the Core Strategy, demonstrating that flood mitigation measures will be incorporated where appropriate.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00827 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 development hereby permitted shall be carried out in accordance with the following approved plans:

LOCATION/ BLOCK PLAN 547 PL01 P6
PROPOSED ELEVATIONS 547 PL07 P8
PROPOSED FLOOR PLANS 547 PL05 P7
PROPOSED ROOF PLAN 547 PL06 P6

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the window serving the kitchen on the first floor on the south elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non-opening above 1.7 metres from finished floor level and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the first occupation of the hereby approved balcony, the balcony shall be fitted with a privacy screen on the eastern edge, 1.7m in height from finished floor level and shall have textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter, unless otherwise agreed in writing by 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.