

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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 comment

Councillor Mark Coates

No comment

Councillor R Raines - Hayling East

No comment

Hampshire Biodiversity Information Centre

Within 50m Notable and protected species - Early Meadow-grass

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: 4 (3 support, 1 objection)

Comment	Officer Comment
Whilst not wishing to particularly object, we would like to have sight of the plans as part of the consultant process as this involves the development of a two storey dwelling in a largely single storey (bungalow) area and sets a dangerous precedent for the future as regards impacting the surrounding area. Could please also confirm the current status of development at 1 Eastoke Avenue, that for some months now has looked like an rather temporary messy car park on which many cars have been parked effectively in the front garden. Use questioned.	Noted - details are available on the Council's website Not a planning consideration, parking issue is being assessed with this application. Following the site visit, it is not considered that the site is being used as a storage business. Any follow up would need to be addressed to the Council's Enforcement Team.
We support the proposed plans for 1 Eastoke Avenue , it appears to be in keeping with the surrounding area.	Noted.
As one of the people will Notice the most, can only be, GOOD for the AREA, as for the .other comment .the cars are the guys own cars. never works on them or revs them bothering any one, nice place or old horrid place,what looks better ,for Holiday Makers ,who one day wish to move to the island.	Noted
Nice to see further improvement in the area and in close proximity to my dwelling. I think the design complements other surrounding properties and would like to see other dwellings following suit.	Noted

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) Ecology
- (v) Parking

(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 considered below.

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

- 7.3 The proposed development encompasses a number works and these are considered below:

Two-storey front extension to No.1 facing Southwood Road

- 7.4 The front extension, would be two-storey and would slightly enlarge the floorspace at ground and first floor but add a larger overhanging addition to the roof. No.1 already projects further towards Southwood Road frontage than properties to the west or many properties to the east, however its set back would be similar to No. 2 Eastoke Avenue and in common with that property it would also be adjacent to Eastoke Avenue. On balance the modest extension towards Southwood Road is considered to have an acceptable appearance in terms of its positioning in Southwood Road. The proposals also introduce a change in materials and glazing to this elevation with the existing brickwork and small area of white render replaced fully by render (grey and white). Both Southwood Road and Eastoke Avenue contain properties with mixed materials including brickwork, render and cladding and the proposed materials are considered acceptable. The changes to windows would introduce a larger first floor glazed element with a more contemporary style, these alterations are considered acceptable and would not detract from the existing street scenes.

Single-storey rear infill extension

- 7.5 The single-storey rear infill extension to No.1 would link to the existing garage this area already has a linking roof to the front and the proposals are considered modest and acceptable.

First floor extensions to east and west elevations and loft conversion

East Elevation

- 7.6 No.1 and No.3 are proposed to be extended to the Eastoke Avenue side by the addition of significant first floor flat roofed extensions. The additions would break the existing eaves line. It is noted that there is a currently extant consent for dormer windows to this elevation under planning permission APP/21/00760. These additions go well beyond the relatively modest dormers previously approved and would by reason of their design projecting above the ground floor walls with no set back, together with their scale they would dominate the existing roof slopes of the existing modest bungalows. The large windows at first floor level would also draw the eye to the dominant flat roofed first floor extensions proposed.
- 7.7 Havant Borough Local Plan (Core Strategy) 2011 policy CS6 (Good Quality Design) states that:

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design (amongst other matters):

1. Responds to, draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*

In this case the properties are located on a highly prominent corner location fronting both Southwood Road and Eastoke Avenue. Whilst it is appreciated that the area is mixed in character the flat roofed first floor extensions would contrast markedly with the modest bungalows to the west side of Eastoke Avenue and would result in a form of development out of character and overly dominant to the existing buildings and harmful to the character of the street scenes.

- 7.8 Whilst the east elevation extensions are not considered to represent dormer additions contrasting with the previous consent, they have also been considered against the guidance for dormer additions set out in the Havant Borough Design Guide Supplementary Planning Document 2011. The Design Guide SPD states that:

Dormers are considered an acceptable way of providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line.

It additionally states that:

Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof.

- 7.9 It is considered that the proposed development to the eastern roof slope would contrast with this design guidance, failing to sit back on the roof slope and the roof below (and indeed resulting in the removal of the eaves line), they would instead dominate the roof slope of these modest bungalows and introduce an unacceptable design to a highly prominent site in the street scene. The design is considered to contrast unacceptably with the character of development in the immediate area. The increase in cubic volume and subsequent change in silhouette is considered to be out of keeping with Eastoke Avenue and considered to dominate the existing roof.

West Elevation:

- 7.10 With regards to the west elevation, to No.1 there is a proposal for a significant flat roofed first floor rear extension and to No.3, in addition a smaller flat roofed rear extension and two rooflights are proposed to No.3. The previous consent APP/21/00760 allowed for two smaller flat roofed dormers and two rooflights to each property. This consent also included the following condition:

4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the dormer windows in the first floor on the western elevation, and the northern most velux window on the western elevation facing No. 79 Southwood Road shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) 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.*

- 7.11 It is noted that due to the projection of No.1 Eastoke Avenue beyond the frontage of 79 Southwood Road the western elevation of No.1 and to a significant degree No.3 Eastoke Avenue would be clearly visible within the Southwood Road street scene. The same concerns raised in relation to the eastern elevation first floor additions apply to the western elevation first floor additions. Their design, and prominence is again considered harmful to the character of the area and the street scene especially in relation to the additions to No.1.

Materials

- 7.12 The external walls would be formed with white and grey render, this is considered acceptable with for example nearby dwellings No.2 Eastoke Avenue, featuring white render and grey cladding and Nos 5 and 7 featuring white render. The roof would be installed with clay grey tiles, this is considered acceptable. The windows would be Grey PVC/Aluminium, these are considered acceptable.
- 7.13 Overall, the design and appearance of the proposal is not deemed appropriate in context to the original dwellings and is therefore considered to be unacceptable, thereby not meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would result in an adverse impact on the character and visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.14 With regards to impacts of the proposals on neighbouring properties it is considered that the following dwellings are the closest and most likely to be impacted:

No.5 Eastoke Avenue

- 7.15 Due to the nature of the work and the 6m + gap between No.3 and No.5 it is not considered that the proposals would have a harmful impact on the residential amenities of the residents of No.5.

70 and 72 Southwood Road

Due to a separation distance of approximately 51 metres between front elevations, the works are not considered to have an unacceptable impact on Nos 70 and 72 Southwood Road

No.68 Southwood Road

- 7.15 The works though decreasing the separation distance between No.1 Eastoke Avenue and No.68 Southwood Road, would be considered to have an acceptable impact regarding scale and overshadowing on No.68. It is considered that the primary impact to consider of the works would be overlooking. The dwellings would have an approximate 27 metre separation distance between them. This is considered acceptable, as it exceeds a 20 metre guidance set out in the Havant Borough Design Guide SPD of window to window views and that the increase in overlooking would be of the dwellings public realm.

No.79 Southwood Road

- 7.16 No.79 is located to the western side of the proposed works. With regards to scale and overshadowing, the first floor extension on the western elevation to serve No.1 would have a limited but acceptable increase in a sense of scale and would not considered be to unacceptably increase overshadowing of the property due to the proposed set back from the common boundary.

The single storey rear infill extension is not considered to have unacceptable impacts upon No.79.

The main impact of the proposals upon No.79 Southwood Road is considered to be the first floor clear bedroom window to serve No.1. This window would overlook No.79's front elevation windows and due to the limited separation distance of approximately 8.4 metres from No.79 would be considered to have an unacceptable increase of overlooking in regards to this property's front elevation windows.

No.2/2A Eastoke Avenue

- 7.17 With regards to the separation distance of approximately 21.5 metres between the dwellings, it is considered that a sense of overbearing and an increase in overshadowing would not be felt upon No.2 or 2a Eastoke Avenue.

Although it is noted that the first floor windows facing Nos 1 and 3 Eastoke Avenue appear to be obscure glazed, the proposals would increase overlooking of downstairs windows, however, these windows are readily visible from the public realm and there is an intervening highway between properties. It is considered that the approximate 21.5 metre separation distance between these dwellings combined with the road would be sufficient and that the impacts regarding overlooking would be limited and acceptable. The separation distance also meets the Design Guide requirements.

- 7.18 Consequently, it is considered that the proposal would lead to a loss privacy to No.79 Southwood Road thereby not meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

It is noted one letter of objection was received with respect to the scheme with three letters of support.

(iv) Ecology

- 7.19 The application site is within 50 metres of protected and notable species, however, considering the scale of the proposed works, it is unlikely to result in harm to protected species. Furthermore due to the works to the roof, an informative notifying applicants of the risk of harms to bats has been recommended to be added during the application process for consideration should an appeal be lodged.

(v) Parking

- 7.20 The proposed plans would increase the occupancy of both Nos 1 and 3 Eastoke Avenue. No.1 Eastoke Avenue would increase from a two bedroom to a three bedroom dwelling. This would require 2 parking spaces in accordance with the Havant Parking SPD which have been shown on the plans. No.3 Eastoke Avenue would increase in occupancy from a 2 to a 4 bedroom dwelling. This would increase the requirement from 2 to 3 parking spaces in accordance with the Havant Parking SPD which is able to be achieved on site. Therefore, it is considered that the works would not have an adverse impact upon parking in the locality.

(vi) Flood Risk

- 7.21 The application site is partly within Flood Zone 2/3 although the houses themselves are shown as outside the flood zone. The proposed works fall within the definition of 'minor' development in relation to flood risk and do not require a consultation or further action.

8 Conclusion

- 8.1 The proposed development, is considered to be unacceptable in terms of its design and its impact on the character of the area, furthermore it would result in unacceptable overlooking to No 79 Southwood Road. On this basis it is recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/23/00782 for the following reason

- 1 The proposed east and west roofslope additions would by reason of their design, prominence and size result in an development that would dominate the existing roofslopes of this modest semi-detached pair of dwellings introducing large flat roofed additions at first floor level. This is considered harmful to the character and appearance of the existing dwellings. The additions would also be out of character with the existing area and detract from the Eastoke Avenue and Southwood Road streetscenes in this corner location. Furthermore the proposed first floor, west facing window to No.1 Eastoke Avenue serving bedroom 3 would result in overlooking to significant frontage windows at 79 Eastoke Avenue resulting in a loss of privacy and an unneighbourly form of development. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.