
Site Address: 52 Sandy Point Road, Hayling Island, PO11 9RR
Proposal: Amendment to previous permission (APP/20/00939) for alterations to roof to create first floor living accommodation with dormers on the front, east side and rear with rooflights.
Application Type: Full Planning Permission
Application No: APP/24/00037 Expiry Date: 29/02/2024
Applicant: S & B Shelley Meredith & Ben Vallis
Agent: Case Officer: Joseph Toole
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

52 Sandy Point Road, Hayling Island, is located to the south side of Sandy Point Road. The application site is a detached bungalow comprising of brick and render with concrete roof tiles. Vehicular access is from Sandy Point Road with parking to the front and side.

The property is located within a residential area with properties being a mix of bungalows, chalet bungalows and two storey properties. The application site also falls within Flood Zone 2.

2 Planning History

01/66578/000 - Single storey rear extension., PERM,19/09/2001
APP/20/00939 - Alterations to roof to create first floor living accommodation with dormers on the front, east side and rear with rooflights., PERM,21/01/2021

3 Proposal

The proposal would involve amendments to previous permission (APP/20/00939) for alterations to roof to create first floor living accommodation with dormers on the front, east side and rear with rooflights. The amendment from the previous permission would involve extending the roof extension across the whole property, over the single storey flat roof to the rear.

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)
DM13 (Car and Cycle Parking on Residential Development)

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.

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: 7

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 matters
- (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. The increase in height of the dwelling to provide additional accommodation has already been accepted on the site under reference 21/01/2021, albeit this did not include the single storey element to the rear.

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

- 7.3 The proposed development would involve alterations to the roof and dormers on the front, east side and rear to create first floor living accommodation. It would involve replacing the existing pitched roof with a mansard roof increasing the existing ridge height by approximately 1 metre. The first floor level would serve 3 bedrooms, a dressing room and an en-suite and bathroom.
- 7.4 The proposed works would have render to the walls, slate appearance tiles to the roof and lead appearance to the dormers. This is considered to be of modern contemporary design, appropriate within the context of the area. Due to the scale of alterations, a condition regarding samples of materials to be provided and approved by the Local Planning Authority prior to commencement of works has been recommended.
- 7.5 The proposed development would be visible from the street scene. No.50 Sandy Point Road directly to the west of the application site under planning reference APP/21/00838 obtained planning permission for 'Demolition of existing dwelling. Proposed 1No. detached three bed chalet style bungalow' with side dormers. As such the proposal for a loft conversion with dormers is not considered to appear out of keeping with the character of the area. Most properties within the immediate area have pitched roof designs however it is noted No.35/35A Sandy Point Road has a similar roof design as proposed. Therefore, it is considered on balance not to have a negative impact upon the character of the area.
- 7.6 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

- 7.7 To the front of the property there would be two windows in the first floor front dormers facing the public highway and the front gardens of the properties opposite. This is not considered to overlook any private amenity space.
- 7.8 To the east side facing No.54 Sandy Point Road there would be a dormer with a window which would be fixed and obscurely glazed extending approximately 0.9 metres out. This is not considered to cause any harmful overlooking to the neighbouring property and has been recommended to be conditioned to remain obscurely glazed and fixed shut unless approved otherwise by the Local Planning Authority. The application site and No.54 would be offset by a driveway and have a separation distance from the side walls of approximately 5+ metres thus not considered to be overbearing to the neighbouring occupiers. Furthermore, due to the proposed roof design and orientation of the property it is not considered to cause forms of overshadowing to No.54 Sandy Point Road.

- 7.9 To the west side facing No.50 Sandy Point Road there would be no windows on this side. As previously mentioned No.50 Sandy Point Road obtained permission for the demolition of the existing bungalow and replacement with a new dwelling. On this side of No.50 there are rooflights and a dormer window serving a staircase. As such, the proposal is not considered to have an adverse impact on this side in the form of outlook. No.50 now extends out further than the proposal here albeit being single storey, therefore the proposed development due to its altered roof design is not considered to appear overbearing to No.50 Sandy Point Road. Within No.50 at first floor level there would be a bedroom window facing out towards the rear, due to the separation distance and pitched roof design it is not considered to harmfully reduce the outlook from this window to warrant a refusal.
- 7.10 To the rear there would be two windows on the first floor serving the back bedroom facing out towards the rear garden. The proposed windows are set back approximately 0.8 metres from the dormers. The proposed dormers would create views similar to other properties within the area and any overlooking would be of an oblique nature, which would not cause a significantly harmful loss of private amenity space to No.50 and No.54 Sandy Point Road. The proposed windows to the rear would be over 20 metres away from the rear walls of No.7 and No.8 Wheatlands Crescent. This distance is considered appropriate according to the Havant Borough Design Guide SPD, thus considered acceptable.
- 7.11 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.12 The proposed development would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces are required according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to accommodate this.

(v) Flood risk

- 7.13 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.14 The site falls within Flood Zone 2. Due to the minor nature of the proposal with regards to increase floor space it would be unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

8 Conclusion

- 8.1 The proposal would not adversely impact on the character and appearance of the area, or residential amenity. Adequate on site parking would be provided and the proposal would be unlikely to cause flooding issues. Conditional planning permission is therefore recommended.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00037 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 Plan and Block Plan - 480 PL01 REV23 A
Proposed Floor Plans and Roof Plan - 480 PL03 REV23 A
Proposed Elevations - 480 PL05 REV23 A
Flood Risk Assessment

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the first floor hereby permitted the window in the first floor on the east elevation facing No.54 Sandy Point Road shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent), fixed shut 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.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.