
Site Address: 24 St Helens Road, Hayling Island, PO11 0BT
Proposal: Two storey front and rear extensions, roof alterations and balcony (revised part retrospective application APP/19/00982).
Application Type: Full Planning Permission
Application No: APP/23/01010 Expiry Date: 13/02/2024
Applicant: Mr S Wakely
Agent: Mr P Galloway Case Officer: Joseph Toole
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is on the northern side of St Helens Road, within a residential area with a diverse range of designs, styles and finishes to properties. Vehicular access is from St Helens Road. The application site is a chalet bungalow. The site is flat and the rear garden is bounded by mature trees. The front garden has a mix of hardstanding and green space.

No. 26 St Helens Road to the west is set back from the site with a south-east facing elevation. To the east No.22 St Helens Road is set slightly back with a similar alignment to St Helens Road as the application site.

2 Planning History

APP/19/00982 - Two storey front and rear extensions, roof alterations and balcony., PERM,05/12/2019

APP/23/00817 - Application for Non-material change to Planning Permission APP/19/00982 relating to 1. Additional dormer to form shower room to NE elevation 2. Extended flat roofed kitchen to rear of property (permitted development). 3. Amendments to front elevation fenestration., WD,06/11/2023

3 Proposal

The proposal would be for a part retrospective and part proposed revision to APP/19/00982. The difference from the previously approval would be the addition of a two storey rear extension (closest to No.22). It is worth noting this would involve the attachment of the side dormer as built serving the en-suite to the proposed two storey extension. Only the differences from the previous approval would be considered within this application as the policy position and planning context has not changed.

During the process of this application there has been a boundary dispute with concerns some of the works have been built outside of the application site. This was raised to the applicant's agent who has confirmed all the works built and proposed will be within their boundary. As such no further action has been taken.

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Councillor Paul Gray

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Dormer built on the eastern elevation directly overlooks the patio area and rear garden causing privacy issues. The window is barely frosted. A full length opening window has been installed looking directly over our property	Noted. This window would be removed and replaced with a two storey rear extension, which has no side windows. A condition will be added for this window to be obscurely glazed and fixed shut below 1.7 metres or boarded up to prevent harmful overlooking in the event that the two storey extension is not carried out.

The proposed south elevation shows the front east extension is inset towards to the west and not in line with the existing house wall. Instead, the extension has been built as a continuation of the existing eastern house line and the bottom of the east side of the new roof now overhangs the boundary of 22.	This has been discussed with the applicant agent's confirming the proposed works are within the application site's boundary thus no further action is been taken.
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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 design and impact on the character of the area
- (iii) Effect on neighbouring properties

(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 proposed two storey rear extension would not be visible from the street scene. Due to its modest size with the roofspace, it is considered to be of appropriate size to the context of the main dwellinghouse. Therefore, the proposed extension is considered to be in keeping with the character of the area. The proposed extension would have render and roof tiles to match the existing property.

7.4 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

7.5 On the east side facing No.22 St Helens Road the proposed extension would be attached to the existing side dormer and extend out along the shared boundary with No.22 St Helens Road. There would be no side windows therefore not causing any harmful overlooking on this side. It is also worth noting there are no side windows at No.22 St Helens Road. As the existing side dormer serving an en-suite currently faces out onto the private amenity space of No.22 it is considered to have harmful overlooking. Whilst the proposal here would eradicate this overlooking with the erection of the two storey rear extension, a condition for this window to be either obscurely glazed and non opening below 1.7 metres floor level or boarded up within two months of the decision notice has been recommended to the decision.

Furthermore, there was concern with the proposed two storey's extensions impact on loss of outlook and light to the occupier's of No.22, mainly the doors and first floor dormer window closest to the shared boundary. As such, a 45 degree angle plan was requested and provided by the applicant's agent. The 45 degree test shows the proposed two storey extension would not have an adverse impact on the outlook or loss of light to the doors at ground floor level of No.22 and the first floor dormer window.

- 7.7 To the rear there would be bi-folding doors on the ground floor and a window serving a bedroom on the first floor of the proposed extension. This is considered to create similar views to that already established on site and approved under planning reference APP/19/00982, therefore not considered to cause harmful overlooking.
- 7.8 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).

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/23/01010 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

Original and Proposed Floor Plans and Elevations - 19/802/P10A

45 Degree Plans - 19/802/P11A

Site Plan - 19/802/P11

As Built Floor Plans and Elevations - 19/802/P01

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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 Within two months of the date of this decision notice the existing first floor window serving the en-suite on the eastern elevation facing No.22 St Helens Road as shown on Drawing No. 19/802/P01 (as built) shall be either fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres from finished floor level or fully boarded up such that the window is completely covered.

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.