
Site Address: 38 Eastoke Avenue, Hayling Island, PO11 9QP
Proposal: Single storey side extension, roof extension containing living accommodation and roof terrace on first floor, new and replacement windows/doors, external render and vertical cladding.
Application Type: Full Planning Permission
Application No: APP/24/00351 Expiry Date: 03/07/2024
Applicant: Mr & Mrs Cox
Agent: Mr R Lilley Case Officer: Josephine Lacey
 Lilley Architecture
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 38 Eastoke Avenue, Hayling Island, is a detached bungalow on a corner plot between Eastern Avenue and Creek Road. The design is dated in comparison to some of the dwellings opposite the application site and within the surrounding area.
- 1.2 The dwelling has a hipped roof, constructed with red concrete tiles, and the external walls are primarily red brick, with some stone-coloured brick in an interlocking design within an extension comprising the front porch and patio doors. Part of the porch has a flat roof, adjoining the roof of the main dwelling, and above the patio doors is a hipped roof which also adjoins the main roof. There is also a side extension with a flat roof extending from the east side of the dwelling. There are windows within all elevations of the property.
- 1.3 There is grass surrounding the property, and a low level brick wall perimeters the site between the dwelling and the public realm.
- 1.4 The application site is partially within Flood Zone 2 and close to Flood Zone 3.

2 Planning History

None recent or relevant.

3 Proposal

Single storey side extension, roof extension containing living accommodation and roof terrace on first floor, new and replacement windows/doors, external render and vertical cladding.

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)

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 Mark Coates

No comment received.

Councillor Netty Shepherd

No comment received.

Councillor Peter Oliver

No comment received.

Engineering/Drainage

No comment received.

Environment Agency

No comment 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
[redacted] have looked at the plans and are happy to see a big improvement to the the property [redacted] and are looking forward to an early completion.	Noted.
I fully support this application. I believe it will enhance the local area which is much needed with great modern design. It is clear that the applicant has been considerate of the local environment and surrounding neighbours . Such restoration and redevelopment of this outdated and old property should be encouraged. Hayling Island should welcome and support the restoration of its ageing building stock.	Noted. Noted. Noted.
Objects received 3.6.2024. Due to Data Protection regulations these comments have been summarised. This person is concerned about privacy and the impact that this application may have on that.	Noted, please see section 7.

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 requires demolition of the single storey side and front extensions. A second floor would be added, as well as a replacement single storey side extension, which would have a terrace instead of a roof. The new main roof to the dwelling would be pitched, with two dormer windows within the north elevation facing the highway, and rooflights and solar panels within the south elevation.
- 7.4 The ridge height of the dwelling would increase by 2m to a height of approximately 6.6m. The length of the dwelling would increase by approximately 1.6m towards the east.
- 7.5 The roof terrace is proposed to be approximately 5.5m in width and 6.6m in length, with 1.7m privacy screens on the south elevation to be constructed in satin glass. A 1m high glass balustrade is proposed on the north elevation of the roof terrace. The larger dormer window on the north elevation would be 6.3m in length, approximately 1.5m deep, and approximately 1.8m high. The majority of the north elevation of this dormer window comprises the glass window. The smaller dormer window in this elevation would be 1.5m high, 1.5m wide, and 1.5m deep. On the south elevation, there would be four roof lights within the roof in between placement of integral solar PV panels. There would be one larger panel with dimensions of approximately 3.8m in width and 2.5m in height, and two smaller separate panels of dimensions of approximately 1.9m in width and 2.5m in height.
- 7.6 Within the east elevation, there would be a set of bifold doors with dimensions of 3.8m in width and 2.1m in height on the ground floor, and a set of bifold doors within the first floor providing access to the roof terrace with dimensions of 2.1m in height by 2.2m in width. Above the doors is a triangular window that follows the angle of the pitched roof. On the ground floor of the dwelling, within the south elevation there would be 5 windows at a height of approximately 1.3m and a larger window to a height of approximately 1.9m. Within the west elevation, there would be a first floor window with dimensions of 1.3m in height and 1.8m in width. There would be a ground floor window of 1.3m in height and 1.2m in width. Within the north elevation on the ground floor, there would be a canopy roof with posts, over a front door and four windows with dimensions of 1.3m by 1.2m.
- 7.7 The external walls are proposed to be white rendered to the ground floor, with vertical light render stained larch cladding to the first floor. The roof is proposed to be slate tiles. The windows and doors are proposed to be powder coated aluminium in light smoke/grey.
- 7.8 The proposal would significantly alter the scale and appearance of the dwelling, which is in a prominent corner plot position. However, the existing dwelling is of no architectural merit and the surrounding street scene comprises an eclectic mix of traditional and contemporary properties. The proposed design is considered an appropriate scale for the size of the plot, as well as its position within the streetscene. There are dwellinghouses with similar mass, scale and design within the street and surrounding area. The chosen materials are considered appropriate in context to the surrounding area, with no demonstrable harm to the character as a result of the development.

- 7.9 The proposal would result in the increase in hard standing at the front of the property to accommodate the parking of vehicles. This would have an urbanising impact, however, an officer site visit confirmed that vegetation clearance has already occurred and the remaining soft landscaping is of limited visual amenity value. Furthermore, the access to the site exists and hard landscaping could be completed under permitted development.
- 7.10 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

- 7.11 To the east is No.42 Eastoke Avenue. The proposal would extend further towards this dwelling, and there would be a view of the roof of this dwelling from the proposed terrace. There would be a distance of approximately 15m between the dwellings, and the Council's Design Guide SPD requires a 10m separation distance when a dwelling faces a blank gable. Furthermore, based on a photograph supplied by the Planning Agent to show the view from the proposed terrace area, it is not considered that the terrace would cause an increased loss of privacy to this neighbouring dwelling. There would not be any significant risk of loss of outlook or light to this property as a result of the proposal, and it would not be overbearing. Therefore, the impact on this property is considered to be limited and acceptable.
- 7.12 To the south is No. 80 Creek Road. As the proposal is to the north, the dwelling is unlikely to cause any significant loss of light to this neighbouring dwelling. Additionally, there are roof lights instead of dormer windows proposed within this elevation, meaning that there would not be an increased loss of privacy as a result of windows in this area of the roof. There would be a privacy screen on the south elevation which would mitigate any impact on privacy as a result of the proposed roof terrace. This would not be overbearing because light is able to pass through the obscure glass. There are already several ground floor windows that face this dwelling. Therefore, the proposal is not considered to introduce a new loss of privacy, light or outlook, would not be overbearing, and any impact would be limited and acceptable, subject to conditions.
- 7.13 The distances between the dwelling and the neighbouring dwellings opposite is greater than 20m, meaning that any impact in terms of light, outlook and privacy is likely to be limited and acceptable on these properties.
- 7.14 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

- 7.15 There would be four bedrooms within the proposal, meaning that 3 parking spaces are required. It has been demonstrated that there is sufficient parking on site to meet these requirements in accordance with the Havant Borough Council Parking SPD.

(v) Flooding

- 7.16 The application site is partially within Flood Zone 2 and close to Flood Zone 3. A Flood Risk Assessment has been submitted with the application to outline mitigation measures for the development. This requires floor levels to be no lower than existing levels and flood proofing incorporated in accordance with 'Improving the flood performance of new buildings' CLG (2007).

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/24/00351 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:

13 Jun 2024	564 PL06 REV P2	PROPOSED ELEVATIONS
08 May 2024	564 PL01 REV P1	LOCATION AND BLOCK PLAN
INCLUDING PARKING		
08 May 2024	564 PL03 REVP1	PROPOSED GROUND AND
FIRST FLOOR PLANS		
08 May 2024	564 PL04 REV P1	PROPOSED ROOF AND
SECTION PLAN		

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 Prior to the first use of the roof terrace hereby permitted, the roof terrace, the elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, a textured glass privacy screen 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.

- 5 Any hardstanding for the parking of vehicles shall have porous materials, or there shall be provision to direct all run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

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

- 6 The rooflights on the southern elevation shall have a minimum cill height of 1.75m above finished floor level.

Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.