
Site Address:	59 Eastoke Avenue, Hayling Island, PO11 9QW		
Proposal:	Dormer creation to side elevation		
Application Type:	Full Planning Permission		
Application No:	APP/22/00957	Expiry Date:	22/12/2022
Applicant:	Mr M Shemmans		
Agent:	Mr D P Manns	Case Officer:	Denise Sheath
	D M Designs		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

59 Eastoke Avenue, Hayling Island, is a detached bungalow constructed with a beige brick with a grey tiled roof, the property has a block paved frontage with a detached garage to the front elevation, the rear garden area is laid to lawn with a detached outbuilding/summerhouse along the rear southern western side boundary. The boundary treatment to the front of the property consists of a brick wall with metal railings design, with a metal railings entrance gate, the side boundary to the south western and north eastern elevations consist of close boarded wooden fencing and hedging, with wooden fencing to the rear boundary.

2 Planning History

03/63081/000 - Demolition of dwelling house. Construction of 1 No.4 bedroomed bungalow and detached double garage with new access to Eastoke Avenue. PERM - 15/06/2004
04/63081/001 - Demolition of dwelling house and construction of 1 No. 4 bed bungalow utilising a new access to Eastoke Avenue. (Revised submission). PERM - 06/12/2004
05/63081/002 - Garage to front garden for new dwelling under construction. REF - 25/04/2005
05/63081/003 - Detached garage and 1.5m high southern boundary wall for dwelling under construction. (Revised Submission). PERM - 19/08/2005
07/63081/004 - Engineering operation to raise ground level on land at rear of 59 Eastoke Avenue, Hayling Island. (Retrospective application). PERM - 01/02/2008
09/63081/005 - Construction of garden room, gazebo and new section of timber fencing to rear of property. REF- 09/03/2009
09/63081/006 - Garden room and gazebo (Revised Application). PERM - 23/06/2009
09/63081/007 - Discharge of Condition No's 2 and 3 of Planning Permission
09/63081/006. PERM - 01/09/2009

3 Proposal

Dormer creation to side elevation

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)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Not required.

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: 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) 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 is for the installation of a pitched roof side dormer to the western roof slope to serve the proposed ensuite bathroom. The proposed dormer would be set back 8.3m from the front building line of the property and 17m from the highway. The materials to be used in the construction will match the existing roof materials of the property and would not create a harmful impact upon the visual character of the property. The proposed window will be obscurely glazed with any opening windows above 1.7m from the first floor ground level.
- 7.4 Furthermore, there are a number of properties within the streetscene of Eastoke Avenue where similar development has been undertaken to provide a dormer to the side elevation and on this basis, a precedent has been set within the immediate locality for this type of extension to the roof.
- 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 It is not considered that the erection of a dormer to the side elevation, primarily by virtue of its location, would have any significant impact on the occupiers of the neighbouring property to the east (No.s 61 & 63 Eastoke Avenue) or the neighbours immediately opposite (No.s 34 & 36 Eastoke Avenue). It is therefore considered that the proposal would have a minimal and acceptable impact upon these neighbouring properties.
- 7.7 The position of the proposed dormer results in the main impact being to No.57 & 57B Eastoke Avenue. The proposed dormer window would face into the rear garden of No.57. In relation to potential overlooking, the proposal shows obscure glazing to the new windows with no opening below 1.7m. A condition is recommended to ensure that the window remains fixed shut below 1.7m and obscure glazed. It is therefore considered that the proposal would have a minimal and acceptable impact upon these neighbouring properties.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Flood Risk

- 7.9 The proposed alterations fall within the definition of 'minor development in relation to flood risk and does not require a consultation or further action.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00957 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:

Application Form - Received 05 October 2022

Location Plan- Received 12 October 2022

Existing and Proposed Floor Plans and Elevations - Drawing No. 01A Rev C - Received 28 October 2022

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 The proposed dormer window at or above 1st floor level within the south western elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.