

Site Address:	97 St Thomas Avenue, Hayling Island, PO11 0EU		
Proposal:	Demolition of garage and erection of two story side extension including rear dormer; canopy to front entrance and rendering of property.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01011	Expiry Date:	13/01/2023
Applicant:	Mr Tierney		
Agent:	Mr Walker	Case Officer:	Tina Pickup
	Parkers Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached chalet style dwelling located on the east side of St Thomas Avenue, on the northern cul-de-sac spur, off the main circular avenue. The area is characterised by spacious dwellings, largely chalet bungalows, set behind relatively open plan and verdant front gardens, with the area also benefiting from wide grassed verges.
- 1.2 Number 97 is white painted brick beneath a steeply pitched dark tiled roof, having side gable ends, and small flat roofed front dormer. It has a detached side garage which has subsequently been linked to the house, with false pitch roof set close to the boundary with number 95a to the north. The site frontage includes an area of gravel for the parking of 2 or 3 cars, as well as a lawned area, behind a front and side evergreen hedge.
- 1.3 To the rear the property has a half width flat roofed rear extension and flat roofed modest dormer. Behind the garage and adjacent the northern boundary is a detached timber Class E outbuilding comprising a part enclosed bar/siting out area. The site tapers slightly such that the frontage is slightly wider than the rear.
- 1.4 The property to the north, 95a, is also a gable sided chalet bungalow, that is sited quite close to the shared boundary. To the south, number 99, is a hipped roof bungalow.

2 Planning History

Another current application on the same site, not yet determined:

APP/22/01157 - Stand alone detached garage.

3 Proposal

- 3.1 Demolition of garage and erection of two story side extension including rear dormer; canopy to front entrance and rendering of property.
- 3.2 During the course of determining this application amended plans have been submitted adding a significant hip to the roof, reducing the extent of the front projection (at the applicants request), omitting the pitches above the existing dormers, and correcting some dimension discrepancies. It is noted that the existing outbuilding in the rear garden will have to be re-sited slightly further into the garden to make way for the extensions, but this would remain permitted development.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Southern Water

Formal application required for a connection to the public foul sewer;
surface water discharge to follow Building Regs H3 and encourage reuse
if any sewer found during construction then must be investigated

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: 3 letters of support (*received on original plans*)

No further letters received to re-consultation on amended plans

Comment	Officer Comment
<u>Support:</u> comfortable with proposed extension - does not create an obstruction to our vista or perspective of being unified with other properties	Noted
always a pleasure to see a house being enhanced rather than knocked down and re built; This build has such a sustainable attitude towards the local area, proposed enhancement adds a lot to	Noted

this house and the neighbourhood whilst still maintaining a sympathetic style for the rest of the area.	
happy with the proposed extension and modifications to the frontage. In particular the improvement to the ugly flat roof over the dormer windows. A gable is more attractive and we believe the house will be more attractive and enhance the neighbourhood.	Noted - pitch above dormers since been omitted - see section 7 below

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

(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 area is characterised by established chalet style dwellings set in spacious plots. The design of the dwellings varies with some having hipped roofs and other gable ends, but all with single storey eaves line and set back in an approximate building line following the curves of the road. The result is a particularly spacious setting and the varied roof profiles means there is plenty of skyline space about each property.

7.4 As originally submitted the development would have resulted in a mass and bulk of development extending close to the northern boundary with a side gable end sited close to the gable end of number 95a. This loss of separation was considered harmful to the spacious character of the area and would have resulted in a "terracing effect". Therefore amended plans have been received adding a partial hipped end to the roof. The angle is significant and as such a wedge of sky and space would be apparent between the application dwelling and number 95a. This is considered sufficient to respect the more spacious setting of the site and area.

7.5 The proposal also comes forward of the existing principal elevation by 2m, but given the extent of set back and frontage available, this is considered proportionate and would not be overly dominant in street scene terms. It is noted that the dwelling itself would be unbalanced as a result of the hipped roof, but by virtue of making a feature of the new gable fronted projection, the dwelling would have visual interest. Since there is a sufficient mix of hipped and gabled features in the vicinity, then the resultant dwelling would not be out of place.

7.6 It is considered that the amended roof profile would retain a sense of space between properties and be visually appropriate to the street scene. The design and appearance of the amended proposal is deemed appropriate in context to the character of the area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the revised scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 Number 95a has a blank side gable adjacent the application site and no side windows are proposed except a small bathroom window. The mass and bulk of the addition largely aligns with number 95a with a slight forward projection where the site widens. As a result the proposal would not have any adverse impact on the amenity of neighbours. To the rear, the additional first floor dormer and windows would not materially increase the potential for overlooking over and above the existing scenario.
- 7.8 Overall, 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) Parking

- 7.9 The proposal would result in a fourth bedroom necessitating provision of a third on site parking space to comply with the Parking SPD. Notwithstanding the outcome of separate application APP/22/01157 for a frontage garage, there is adequate space for the parking of 3 cars on the frontage.

8 Conclusion

- 8.1 The scale, siting and design of the amended proposal would have limited and acceptable impact on the visual appearance of the street scene and 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/22/01011

(A) 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 and Block Plan - Drawing Number P3 V3
Existing and Proposed Ground Floor - Drawing Number P1 V2
Existing and Proposed First Floor - Drawing Number P2 V2
Existing and Proposed Front and Rear Elevations - Drawing Number P4 V2
Existing and Proposed Right and Left Elevations - Drawing Number P5 V2
Existing and Proposed Roof Plan - Drawing Number P11 V2

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.