
Site Address: 68 Church Road, Hayling Island, PO11 0NX
Proposal: Single storey rear extension and loft conversion with rear dormer.
Application Type: Full Planning Permission
Application No: APP/22/00865 Expiry Date: 29/11/2022
Applicant: Mr & Mrs Meenaghan
Agent: Mr D Treagus Case Officer: Selina Donophy
 Derek Treagus Associates
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the east side of Church Road, Hayling Island. This property is of brick construction with a hipped roof and two storey, flat roof extension sited towards the rear . There is a porch to the front elevation with a driveway providing parking space for the site.

2 Planning History

None relevant

3 Proposal

Single storey rear extension and loft conversion with rear dormer.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment received

Councillor M Wilson - Hayling East

No comment received

Councillor R Raines - Hayling East

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: 42

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 zone

- (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 This proposal comprises a hip to gable roof extension with a flat roof dormer to the rear roof slope. Two velux rooflight windows are proposed to the front roof slope and a single storey rear extension is also proposed. The rear extension would have dimensions of approximately 5.5 metres depth, coming level with the existing ground floor rear wall - at the rear wall the width would be approximately 4.1 metres as the side wall would run parallel to the boundary which is not straight. The extension would have a flat roof with raised lantern rooflights. This space would create a living area with bi-fold doors to the rear and a high level window to the side elevation and a window would be added to the rear elevation serving the kitchen. Proposed materials include brickwork to match existing.
- 7.4 Also proposed is a hip to gable roof extension and two rooflight windows to the front elevation. A dormer is proposed to the rear roof slope which would have dimensions of approximately 4.5 metres width x 2.2 metres height x 3.2 metres depth. This would create space in the loft for a master bedroom and ensuite- the velux windows would serve this room as well as two dormer windows, one of these would serve the ensuite and the other the bedroom. Proposed materials include roof tile to match existing.
- 7.5 The proposed single storey extension would be located to the rear of the property and would not be visible from the public realm. The site comprises a long rear garden and therefore the extension is not considered to result in overdevelopment of the site. Materials would match the existing dwelling. The proposed rear dormer is considered to be fairly large in scale noting there is not much set down from the ridge or in from the side of the roof. Whilst this may be the case, a dormer of this size and appearance could be constructed under permitted development rights following construction of the hip to gable roof extension and therefore is deemed to be acceptable. The hip to gable roof extension would unbalance the no 68 from no 66, the attached property. This could also be done under permitted development rights and therefore is deemed to be acceptable. Roof tiles would match the existing roof.
- 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 south of the application site is the adjoining property, no 66 Church Road. The dormer windows would have views mainly straight down the rear garden of no 68 and therefore overlooking is not considered to arise from this proposal. The views are also not deemed to be worsened from those received from the existing first floor windows. The extension would be located behind the existing extension and therefore would not impact no 66.

7.8 To the north of the application site is no 70 Church Road. The dormer windows would have views mainly straight down the rear garden of no 68 and therefore overlooking is not considered to arise from this proposal. The views are also not deemed to be worsened from those received from the existing first floor windows. The properties are separated by approximately 1.5 metres between the side elevation of no 68 and the lean to at the side of no 70. There is a set of doors serving a living area located to the rear elevation of no 70, separated from no 68 by approximately 4 metres. The corner of the proposed extension would be located at just below 45 degrees when taken from the mid point of this set of doors at no 70 and therefore the extension would come close to resulting in potential overshadowing to this set of doors if it were any larger. It is noted that a rear extension similar to this could be constructed under the prior approval process as no objections have been received. On balance the impact on no 70 is considered to be acceptable.

7.9 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) Parking

7.10 The bedroom number would increase from 4 to 5 bedrooms. There is no additional parking requirement between a 4 and a 5 bedroom property.

(v) Flood Zone

7.11 The site is located within Flood Zone 3 - a Flood Risk Assessment has been provided confirming floor levels would not be set below those existing.

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/22/00865 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:

21 Dec 2022	BLOCK PLAN
7 Sept 2022	22/243/02 PROPOSED GROUND FLOOR PLAN
03 Oct 2022	FLOOD RISK ASSESSMENT
07 Sep 2022	22/243/03 PROPOSED FIRST FLOOR PLAN
07 Sep 2022	22/243/04 PROPOSED LOFT FLOOR PLAN
07 Sep 2022	22/243/05 PROPOSED ELEVATIONS AND LOCATION PLAN

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.