
Site Address: 48 Selsmore Road, Hayling Island, PO11 9LD
Proposal: Replace existing flat roof at the rear with a pitched roof; 4No. Roof lights and 1No. Light tube; revised fenestration and internal alterations.
Application Type: Full Planning Permission
Application No: APP/22/00613 Expiry Date: 12/10/2022
Applicant: Mr Darren Hatcher
Agent: Case Officer: Selina Donophy
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, pitched roof bungalow located on the south side of Selsmore Road, Hayling Island. This property projects forward to the front and has been extended over the years with a car port supported by posts to the side and a paved driveway to the front. The elevations are formed from painted brickwork and hanging tile- the roof was replaced in 2013 following a fire at the property.

2 Planning History

None relevant

3 Proposal

Replace existing flat roof at the rear with a pitched roof; 4No. Roof lights and 1No. Light tube; revised fenestration and internal alterations.

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 coment 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comment 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) 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 This proposal comprises the replacement of the rear extension roofs from the current mixture of pitched and flat roof styles to pitched roof design to match that of the main dwelling. Two rooflights would also be added to the west roof slope which would serve the rear bedroom. Other alterations include changes to door and window fittings with the front door now to be located to the front of the side extension. The rear utility room doors would be changed to a window, the rear bedroom window would be changed to a door. The existing side elevation front door would be removed and changed to a window and a new window would be added to the side elevation of the kitchen. A new door would also be added to the side elevation facing east serving the lounge. The roof tile would match existing and white render would replace the painted brick/mixed render of the rear extension. Other changes would be internal with the reconfigurations of the rooms and the car port would be removed.
- 7.4 The proposed alterations would result in a more complementary appearance with the roof slopes all now matching in design, also with matching roof tile. The side/rear extension is set back behind the front facade of the main dwelling and therefore is not highly prominent within the streetscene. Whilst the proposals would result in a raised ridge height toward the side and rear, this change is not considered to be harmful to the host dwelling nor to the character of the surrounding area.
- 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 To the west of the application site is no 46 Selsmore Road. There is approximately 3.5 metres separation distance between the two properties. The kitchen roof would be located away from this side boundary and would have a roof pitched away from no 46- the revised roof is not considered to result in overshadowing or overbearing impact on this property. The velux rooflights would be set high in the roof and would not offer views down towards the private amenity spaces of no 46.
- 7.7 To the east of the application site is no 50 Selsmore Road and the rear garden of no 92 Sea Front Estate. There is already a side gable facing no 50 and the proposed pitched roof would slope away so would not have any increased impact than existing. The entrance door is already located on the side of the property closest to no 50 and the altered entrance location is not anticipated to result in harmful additional noise from activity. There is an outbuilding at the end of the rear garden of no 92 adjacent to where the roof replacement would be sited and the remainder of the rear garden of no 92 separating the main dwelling of no 92 and the proposed pitched roof and this separation distance would reduce any potential impact on the amenity of private spaces and the patio area and therefore this is not considered to result in any overbearing or overshadowing impact on no 92.
- 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 This site is located within Flood Zone 3. A Flood Risk Assessment has been received stating that floor levels would not be set lower than existing and flood proofing would be incorporated where appropriate. It is noted no new floor space would be created by this proposal.

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/22/00613 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:

Block plan uploaded on the 16.08.2022
Location plan uploaded on the 16.08.2022
101 Proposed ground floor plan
102 Proposed roof plan
103 Proposed east and west elevation
104 Proposed north and south elevation
Flood risk assessment uploaded 24.08.2022

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.