
Site Address: 4 Lime Grove, Hayling Island, PO11 0HS
Proposal: Revision to previously approved APP/19/00636 to amend the proposed materials and make changes to front dormer and lounge.
Application Type: Full Planning Permission
Application No: APP/22/00646 Expiry Date: 05/09/2022
Applicant: Mr and Mrs Carter
Agent: Mr I Murray Case Officer: Joseph Toole
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached chalet style dwelling and detached garage, situated on a good sized plot at the end of a cul-de-sac. It has a red tiled pitched roof with tile hung dormers and elevations of white painted render. The site is level with open vehicular access, a gravelled area, grass and shrubs with a hedge to the front and fencing to the east and west. The rear garden is mainly laid to lawn with shrub borders and a patio area, decking, a summerhouse and pergola enclosed with walls and fences ranging in height from 1.6 metres and 1.8 metres.

Detached chalet dwellings are to the east and west, a detached bungalow is opposite and the rear gardens of properties in Harbour Road are to the rear. The area is of low to medium density with a mixture of detached bungalows and chalet bungalows of a similar age and different styles and design.

The application site is located within Flood Zone 2/3.

2 Planning History

02/52834/002 - Conservatory to rear., PERM,16/08/2002

APP/16/00274 - Two storey rear extension including rear dormer, extension of roof and new front porch and verandah., PERM,06/05/2016

APP/18/00741 - Erection of single garage at front., WD,11/09/2018

APP/19/00636 - Single storey rear extension, rear dormer extension and rear garage extension plus revised entrance from the side to the front., PERM,05/08/2019

3 Proposal

The proposal is a revision to previously approved APP/19/00636. The amendments include a front dormer spanning across the front roof to be used as a bathroom and en-suite. The existing lounge on the ground floor would be extended further to the front. Furthermore, there would be amended materials and fenestration 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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

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: 1

No objections to this application - **Officer Comment** Noted

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 proposed revised materials would be white k render and grey cedar click cladding with grey slate or slate effect roof tiles. This is considered to be of modern contemporary design deemed appropriate within a residential context. It is worth noting No.7 Lime Grove has grey detailing to the front.

7.4 The proposed works would be visible from the street scene. There are a number of properties within the locality which have front dormers therefore the proposed works are considered to be in keeping with the character of the area. The proposed front extension to the lounge would be of modest size and would not extend out beyond the principal elevation thus deemed acceptable.

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 front there would be a new window within the proposed ground floor extension serving the lounge. This would create similar views to that already established thus deemed acceptable. There would be two windows within the proposed front dormer facing out onto the public highway and front gardens of the properties opposite thus not considered to cause harmful overlooking.

7.7 On the east side facing No.3 Lime Grove the first floor window within the dormer would be removed.

7.8 On the west side facing No.5 Lime Grove the first floor window within the dormer would be removed.

7.9 To the rear it would have the same fenestration as approved under APP/19/00636 thus deemed acceptable.

- 7.10 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

- 7.11 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.12 The application site is partly in Flood Zone 2/3 with the proposed works located within Flood Zone 2. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area 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/22/00646

- 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:

Proposed Location Plan and Site Plan - A106
Proposed Floor Plans - A107
Proposed Elevations - A108
Proposed Front View - A109.1
Proposed 3D Views - A109

Proposed Site Sections - A110
Design and Access Statement
Flood Risk Assessment

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.