

Recommendation: **GRANT PERMISSION**

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure

The applicant has submitted a claim for extension relief.

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

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: 7

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
- (v) CIL

- (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 development would be a revision to APP/21/00802 adding a proposed attached front garage. The proposed front garage would have a width of approximately 6.2 metres, extend approximately 3 metres out from the existing front wall with an overall depth of approximately 9.3 metres. It would also extend out a further 1.5 metres on the south side with a pitched roof having a maximum height of approximately 6.4 metres. The proposed development would also involve the raising of the roof with front facing dormers and a single storey rear extension. The existing roof would be raised by approximately 1.6 metres to accommodate a loft conversion at first floor level. There would be two front dormers within the loft conversion each having a length of approximately 2 metres, a maximum depth of approximately 2.5 metres with pitched roofs having a maximum height of approximately 2.2 metres. Parts of the rear of the property would be removed and replaced by a single storey rear extension which would serve as a kitchen and lounge. It would have a width of approximately 11.8 metres, a depth of approximately 5.2 metres with a flat roof having a maximum height of 3 metres.
- 7.4 The proposed materials would include a brick base as existing with render on the walls. The proposed dormers cheeks would be dark blue. The existing interlocking concrete roof tiles would be replaced by composite slates. These alterations would change the appearance of the dwellinghouse however it is considered to be of modern contemporary design and deemed to be appropriate within the context of the surrounding area.
- 7.5 The proposed works would be visible from the street scene. Although the proposed front garage would extend beyond the front of the existing property it would not extend beyond the front wall of No.60 Sandy Point Road to the north and only slightly in front of No.14 Coronation Road to the south. It is considered the raising of the ridge height and construction of front dormers would not have an undue impact on the surrounding properties as there is a mix of roof heights and chalet bungalows with front/side dormers within the area. Furthermore, the proposed single storey rear extension would not be visible from the street scene, thus it is considered to have a limited impact. Furthermore, the proposed rear extension would appear subservient to the dwelling (as proposed) being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area.
- 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 front there would be revised fenestration to the ground floor in terms of new doors/windows and a new garage door. At first floor level there would be two windows within the proposed front dormers and one window within the garage. As all these windows/doors would face out onto the public highway and front gardens of the properties opposite it is not considered to cause any form of harmful overlooking of private amenity space.

- 7.8 On the south side there would be no windows within the property. The proposed garage would extend closer to the shared boundary with No.14 Coronation Road however due to its hipped roof design and being on the side with their garage it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property. The proposed rear extension would have no side windows. It would be partly screened by the existing 1.8 metre high fencing, have a modest roof height and would not extend beyond the existing rear wall of No.14 Coronation Road. Therefore, it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.9 On the north side there would be alterations to the fenestration on the ground floor of the property. Due to the distance from the shared boundary with No.60 and No.62 Sandy Point Road and the existing screening of vegetation it is not considered to cause any form of overlooking. The proposed rear extension would have a side door partly screened by the existing 1.8 metre high fencing. The proposed rear extension would have a modest roof design. It is also worth noting it would only extend a further 2.5 metres out from the existing rear extension. Therefore, it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property. It is also considered the roof alteration would not have a negative impact on No.60 and No.62 Sandy Point Road due to separation distance of approximately 4 metres.
- 7.10 To the rear there would be bi-folding doors and windows within the proposed rear extension facing out on the rear garden. At first floor level there would be two roof light, which would not cause over looking. The views from the first floor would be screened by the existing 1.8 metre high fencing along all boundaries and thus not considered to cause harmful overlooking to any of the surrounding properties.
- 7.11 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

- 7.12 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.
- 7.13 The built development is in Flood Zone 2/3. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy. The submitted FRA confirms that Floor levels within the proposed development will be set no lower than existing levels and, flood proofing of the proposed development has been incorporated where appropriate. The proposal also provides first floor accommodation providing a refuge.

(v) CIL

- 7.14 The proposed development would be over 100sqm., therefore CIL liable. The applicant's agent has applied for an exemption.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and acceptable in flood risk terms. and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01184

- 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 - 111

Proposed Floor Plan - 411

Proposed Loft and Roof Plan - 412

Proposed Elevations - 511

CIL Form 1

CIL Form 2

CIL Form 9

Flood Risk Assessment

Flooding Mitigation Measures by Critchley Architecture & Design Ltd.

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.