

Objection to Development to the Rear of 129 Havant Road, Hayling Island

Procedural Issues

The red line is used to outline the area which is the subject of the application with a blue line used to outline land owned by the applicant but not required for the purposes of the application. The application has been submitted on a 'householder' application form therefore all the land within the red line must be land within the garden of the house.

The red line includes an area of paddock to the south of no. 129's garden. This area of land is beyond the residential garden and forms part of the adjacent paddock. The red line should therefore be amended to include only garden related to the house (the southern boundary of the garden is in line with the southern boundary of the houses to the immediate east and west of the site) or the application should be re-submitted as a full plans application and the description amended to include 'change of use of paddock to residential garden' to make it clear that residential development is proposed beyond the curtilage of the dwelling.

Principle of Development

The proposed extension to the existing garage would extend beyond the residential curtilage and garden into the area associated with the adjacent paddock. A change of use of paddock to residential garden would result in the residential garden extending beyond the urban area defined on the policy map (screenshot below).



The NPPF para 174 states that: 'Planning policies and decisions should contribute to and enhance the natural and local environment by...recognising the intrinsic character and beauty of the countryside.' Policy CS17 states that '*Development will be permitted that makes the most effective use of land in the borough by granting planning permission that: prioritises development on previously developed land including redundant, derelict or underused land and buildings within the urban area.*' The southern part of the site includes an extension to the existing garage and a change of use of land from paddock to residential garden. This part of the site extends beyond the urban area and is contrary to both policy CS17 and the NPPF and is therefore not acceptable in principle.

Annexes are typically expected to have a degree of either physical or functional link with the host property. The proposed building is described as an annex however it is physically separate from no. 129 and is large enough to contain all the facilities associated with an independent dwelling. There are two bedrooms and two bathrooms at first floor level and the ground floor although described as a 'garden room' is large enough to contain a kitchen/living/dining room. The building as proposed has no physical or functional link with no. 129 and therefore constitutes a dwelling rather than an annex. If a dwelling is proposed a full plans application is required together with plans confirming the location

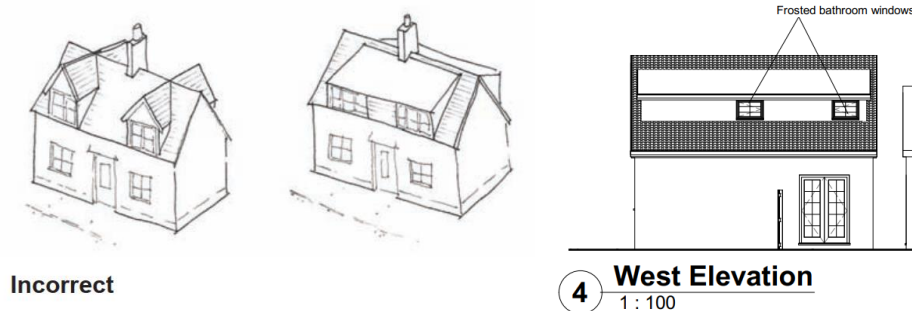
of the garden area, cycle and bin storage, car parking spaces etc together with the relevant financial contributions and nitrates mitigation.

Design

The proposed development includes: an extension to the south of the existing garage; the addition of a pitched roof; pitched roofed dormers to the east facing roof slope/front; and an extended catslide dormer to the west/rear.

The addition of an extended catslide dormer across the full width of the rear roof slope to maximise the amount of internal space at first floor level would be an unattractive addition and contrary to the Havant Borough Design Guidance SPD which states that: *"...dormers should have pitched roofs, with slopes in keeping with the existing roof."* Fig 5.13 of the Design SPD contains sketches of the correct and incorrect way in which dormer windows should be designed and includes an extended catslide dormer of the same design as the one proposed as part of this application.

Excerpt from Havant Residential Design Guidance SPD and Proposed Catslide Dormer



The proposed building contains two bedrooms containing double beds indicating that the accommodation is for 2 no. 2 person bedrooms. The Nationally Described Space Standards (NDSS) specify that accommodation with 2 double bedrooms within a 2-storey building requires a minimum floorspace of 79ms with 2m² of built-in storage. The NDSS also requires accommodation containing 2 bedrooms to have 1 double bedroom of at least 11.5m². One of the bedrooms has a floor space of 11m² and the other is annotated as having a floor area of 13m² however this incorporates a shower room whereas the bedroom without the shower room only measures 10.7m². Neither of the proposed bedrooms meet the 11.5m² required by the NDSS.

The proposed dwelling would provide 76m² of living accommodation which fails to meet the NDSS which requires a minimum of 79m² with an additional 2m² of built-in storage ie a total of 81m².

Impact on Number (Redacted)

(Redacted) located to the west of no. 129. (redacted) cottage has a small, but well-used rear garden of approximately 7m in depth. The proposed garage is located to the south-east of (Redacted) cottage and would extend across almost the full depth of the rear garden. The addition of the proposed pitched roof together with an extended rear dormer window would be overbearing and its position to the south-east of no. (redacted) would also reduce the amount of available sunlight, which given the limited size of the garden would restrict the periods in which the occupiers of no. (Redacted) could use it. The size of the structure together with its proximity to no. (Redacted) garden and the absence of boundary screening at first floor level would also result in users of the garden feeling overlooked regardless of whether the windows contained obscure glazing as the windows would result in perceived overlooking.

Overall, the proposed structure would have a significant adverse impact on our garden contrary to policy CS16 which states that all development should demonstrate that its design: *'...does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking'*.

(Redacted)

Summary

We have summarised our concerns as follows:

- **the structure proposed is a dwelling not an annex**
- **the proposed extension protrudes beyond 129's residential garden and curtilage**
- **the application includes a change of use of paddock to garden**
- **the wrong application form has been used**
- **the description doesn't refer to the change of use**
- **the extended catslide dormer is aesthetically unattractive and of a poor quality of design**
- **the proposed dwelling does not meet the nationally described minimum space standards**
- **the scale of the extension, its location along the boundary and its proximity would be overbearing and result in a loss of outlook and available sunlight to our garden**
- **the widows in the rear dormer would result in a perceived loss of privacy**

Thank you for taking our concerns into consideration.