

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

5 Statutory and Non Statutory Consultations

Not required.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
No objections to the proposed plans.	Noted
Why has building already commenced on this if planning has not be approved? Thank you	Building works prior to a decision are at the owners own risk.
We have recently received from you a letter you regarding the above application for proposed works at this address. (Redacted). We have attached images that were taken today of the area where the proposed works are going to go which as we understand it are the Conversion of loft to habitable space. Gabled dormer with balcony to the south elevation. These images were taken from our bathroom, our bedroom area, our front porch and drive and our rear courtyard and garden which we use all year round to relax, sunbathe and entertain. We therefore strongly object to the conversion of Conversion of loft to habitable space. Gabled dormer with balcony to the south elevation based on the detrimental effect on our privacy and being overlooked. The images	See Officers Comments below and section 7 of the report.

show that all views from the new proposed areas would overlook us in the above mentioned areas. To confirm we would be overlooked in our bathroom, bedroom, front porch and garden, rear courtyard and garden. Please can you confirm if we need to take any further action and what your actions will you take following receipt of this email.	
Planning Application APP/21/01126 66 Staunton Avenue , Hayling Island . We wish to object to this Planning Application. Part of the application seeks to convert the property from a two-storey to a three-storey house by raising the centre of the roof (currently flat) to an apex and adding a new south-facing dormer window with a roofline almost at the apex level. There will also be a balcony which extends further out than the dormer. Our property is situated approximately 25 metres from the rear of the property, separated by a 2 metre fence. Our view of the property is shown in the rear elevation drawings in Drawing P3 of the Planning Application Documents. The proposed heightened roofline and balcony are clearly visible. Our comments are as follows : 1. Massing and light The apex of the roof is being raised over 1 metre and the general massing of the roof will greatly increase. The building is already dominant over its low-lying single storey neighbours. The roof extension will exacerbate the problem of shadowing of morning sunlight to our primary living area of the house. 2. Overlooking The new dormer and balcony on the southern roof slope will create an overt	See Officers Comments below and section 7 of the report.

overlooking issue for both our property and our neighbour to the south. Our living room has a eastern aspect with the main windows on that elevation. The proposed balcony will have a direct view into our primary living space. The dormer will also provide an unacceptable panoramic view over our front drive and garden.

3. Quality of design

The design appears to be ill conceived with the new dormer being crammed between two existing dormers/gables. We wonder how buildable the proposal actually is and fear that, if planning permission were to be granted, the built edifice may end up being a poor compromise that strays from the permitted plan.

4. Aesthetic appearance

The proposed dormer and balcony creates a cluttered and unsolved roof line on the south elevation. The 3D view, useful to enhance the understanding of the design, seems to struggle to resolve what is going on. Lines are missing and it is far from clear as to how the roofs and balcony will intersect.

Officer comments:

The objections above were received prior to amended plans being submitted. Further neighbour letters were sent following a description amendment and the receipt of amended plans which include the removal of the south facing dormer and balcony and the addition of 3No. roof lights (1No. roof light to the north and west elevations and a replacement rooflight to the southern elevation) and the addition of a single storey side extension (north elevation). No further representations/objections were 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

- (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 application consists of different proposals the first being a new entrance porch to the eastern elevation, the proposed entrance will consist of a flat roof canopy with a depth and a 2.5m height above the existing front entrance to the property. A new bay window is proposed to the front north eastern section of the front elevation, this bay window will match the existing bay window which is situated to the south eastern section of the front elevation, the proposed bay would give balance to the frontage and together with the proposed canopy entrance would not have a negative impact to the visual amenity of the front elevation. This element of the proposal would be visible from the public realm and due to the high quality of design would not have a harmful impact upon the streetscene of Staunton Avenue.
- 7.4 A flat roof single storey extension has been constructed to the north side elevation of the property, the extension is constructed with red brick matching the existing brick along the ground floor elevation, the extension has a depth of 6.7m from the existing north west elevation with a width of 3.8m becoming flush with the existing rear elevation, the proposed extension has a maximum height of 2.9m with a roof lantern positioned within the centre of the flat roof. The extension is not readily visible from the streetscene due to its location and it is not considered to have a harmful impact upon the visual amenity of the streetscene.
- 7.5 A part of the proposal would increase the ridge height of the existing flat roof section to the centre of the main dwellinghouse roof by 1m. This would include the installation of 1no. roof light window on the north elevation roof slope, 1no. rooflight to the western roofslope and 1No. replacement rooflight to the southern roof slope. The materials would match with the existing building. The installation of the rooflights would allow for natural light to be let in to the living space proposed within the loft area. Due to the different designs of properties within the streetscene the proposed roof alterations would no create a harmful visual impact.
- 7.6 There is to be a window installed within the south eastern gable positioned within the southern elevation, this gable window will be obscurely glazed to ensure no overlooking is created into the amenity space of the neighbouring to the south.
- 7.7 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

- 7.8 The proposed new entrance porch and new front bay window would have a distance of 8m from the front boundary, 4m from the northern boundary and 8m from the southern boundary, The neighbouring properties would be screened mainly by the boundary treatment which consists of a 1.8m brick wall to the front boundary, and fencing and hedging along the northern and southern boundaries. It is therefore considered this element of the proposal would have a minimal and acceptable impact upon the adjacent neighbouring properties and the neighbouring properties opposite the front elevation.

- 7.9 The retention of the existing side extension to the north western elevation of the application site would have a minimum distance of 5m from the boundary and approximately 18m from the side facing elevation of the neighbouring property to the north (No.64), the extension would be mainly screened by the detached garage within the southern side of the neighbouring property as well as the fencing and hedging along this shared boundary. The retention of the proposed extension would not appear overbearing, nor would it cause any overshadowing or create any overlooking due to no windows or doors facing this side elevation. It is therefore considered that the impact of the side extension would be minimal and acceptable.
- 7.10 The retention of the existing side extension to the north western elevation of the application site would have a minimum distance of 11.5m from the boundary and approximately 20m from the front facing elevation of the neighbouring property to the west (No.68), the extension would be mainly screened by the 1.8m fencing and shrubbery along this shared boundary. The retention of the proposed extension would not appear overbearing, nor would it cause any overshadowing, although there are doors to the rear facing elevation it is not considered that these would create any further overlooking than is already existing from the fenestration already in situ from the rear facing elevation and this element would be mainly screened by the boundary treatment. It is therefore considered that the impact of the side extension would be minimal and acceptable.
- 7.11 The retention of the existing side extension to the north western elevation of the application site would not be readily visible to the neighbouring property to the south (328 Sea Front) due to its location and would be screened by the main dwellinghouse. It is therefore considered that the impact upon this neighbouring property would be acceptable.
- 7.12 It is considered the raising of the ridge height to the existing flat roof section to the centre of the main dwellinghouse roof by 1m and the insertion of 1 No. roof light to the northern and western roof slope would have a limited and acceptable impact upon the neighbouring properties to the north and west.
- 7.13 The replacement rooflight to the southern roof slope would not create any further impact to the neighbouring property to the south (No.328) than is already existing, the gable window to the south eastern section of the southern elevation will be obscurely glazed to ensure no additional overlooking is created. It is therefore considered the impact from the replacement rooflight and gable window would be limited and acceptable.
- 7.14 Concern was raised in relation to the raising of the roof ridge height and the overbearing impact and loss of morning daylight this may cause, it has been considered that the slight loss of morning light and the slight raising of the roof height would not create a significant impact as to justify a reason of refusal of the application. Any impact would be considered limited and acceptable.
- 7.15 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).

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/21/01126 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:

Application Form - Received 23 November 2021

Location Plan - Drawing No. P11 - Received 21 March 2022

Block Plan - Drawing No. P10 V2 - Received 21 March 2022

Existing and Proposed Site Plans - Drawing No. P9 V3 - Received 21 March 2022

Existing and Proposed Ground Floor Plan - Drawing No. P1 V2 - Received 21 March 2022

Existing and Proposed First Floor Plan - Drawing No. P2 V2 - Received 21 March 2022

Proposed Loft Plan - Drawing No. P2a V2 - Received 21 March 2022

Existing and Proposed Front and Rear Elevations - Drawing No. P3 V3 - Received 21 March 2022

Existing and Proposed Side Elevations - Drawing No. P4 V3 - Received 21 March 2022

3D View 1 - Drawing No. P5 V3 - Received 21 March 2022

3D View 2 - Drawing No. P6 V3 - Received 21 March 2022

3D View 3 - Drawing No. 7 V3 - Received 21 March 2022

3D View 4 - Drawing No. P8 V3 - Received 21 March 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.

- 4 The gable window at or above 1st floor level in the southern elevation of the building shall:-

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.