
Site Address: 7 Wittering Road, Hayling Island, PO11 9SP
Proposal: Flat roof extension over existing roof to form new accommodation at second floor level and side extension to provide new entrance and staircase.
Application No: APP/21/01000 Expiry Date: 15/11/2021
Applicant: Mr and Mrs West
Agent: Mr J Frampton Case Officer: Tina Pickup
Symmetry Architecture Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached flat roofed two storey dwelling located on the west side of Wittering Road. It is constructed of dark red brick and currently includes a balcony/terrace area at first floor on the front, eastern, elevation. There is currently a single storey flat roofed side entrance porch located on the southern elevation. The dwelling has large windows that wrap-a-round the corners of the first floor. To the rear the garden is modest, having a depth of about 8.5m, and is enclosed by close boarded fencing. There are high shrubs and hedging within the neighbours garden to the rear, providing screening along the western boundary. To the front, there is on site parking for 3 vehicles.

Wittering Road largely comprises similar flat roofed styled detached dwellings, some of which have added third floors. Number 5 to the immediate south has been rendered white and has a recessed third floor with large balcony to the front, with opaque glass balustrade facing the application site. However number 9 to the immediate north is a more traditional styled chalet bungalow with pitched roof, and has a two storey rear, mansard style extension. It's rear garden is also modest with a large shed in the southern corner close to the application site, and the side boundary shared boundary comprises approximately 1.5m high close boarded fencing.

The site and area is flat and partially falls within the flood zone 2 and 3 boundaries.

2 Planning History

None relevant

3 Proposal

- 3.1 Flat roof extension over existing roof to form new accommodation at second floor level and side extension to provide new entrance and staircase.
- 3.2 The proposal includes the replacement of the existing side porch with an enlarged three storey side extension that would provide a new staircase to serve the dwelling (the existing internal staircase is shown for removal). A flat roofed second floor is proposed that would be recessed from the rear and northern side elevation by about 0.5m and by between 3m and 2m from the front elevation. The roofline would be stepped slightly between the rear section and a subservient forward section. The front elevation would include full height glazing with a balcony; but the windows in the north

side and rear are proposed to be high level only. As a result of the alterations the dwelling would have a 4th bedroom.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E22 (Amenity and pollution)
DR1 (Delivery of Sustainable Development)
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

N/A

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Whilst I would support extensions to create extra living space, I would not	

support in this instance and elevating upwards with a second floor. Not only would this dwarf the property next to it (No 9) but would considerably overlook our property to the rear (west) with views into our garden and living spaces thus causing a loss of privacy in our primary living areas. The proposal would also be overbearing with the physical presence of such a development leading to an oppressive and intrusive feeling from its increase in height and scale. Although two other properties have elevated along this side of Wittering Road (though not within the last 20 years), neither have a significant amount of windows facing the rear (west) and neither were as close to other properties. It would be a concern that were this granted it would also set a precedent for others to follow suit leading to further issues of overlooking. I appreciate others in the area (Bracklesham Road) have elevated upwards, however none of these have properties to their rear like the one in question. To this end, I do not approve the proposals in their current form whereby our property would be overlooked causing a lack of privacy and the overbearing nature a loss of visual amenity.	Noted - see section 7 below Windows also limited to rear of this proposal - see section 7 below Every application considered on its merits
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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) Parking
- (v) 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 In wider street scene terms both Wittering Road and Bracklesham Road include flat

roofed designed properties, many of which have been modernised with contemporary finishes, and some increased in height with the addition of a second floor. Interspersed with these though remain some more traditional dwellings, so overall the character of the area is quite varied and mixed. The addition of the second floor would not be inappropriate to the style of development in the area and would be well related to number 5 to the south that has a similar second floor addition.

- 7.4 The resultant height would however be greater than the chalet adjacent at number 9, but such a varied and staggered roofline exists elsewhere in the vicinity (eg between 11 and 13 and between 15 and 17). Due to the angled siting of number 9, in street scene terms there is a wedge of space between the two properties which would help to maintain a visual separation and minimise any jarring or dominant effect.
- 7.5 The existing dwelling is dark red brick and it has been confirmed that the proposed second storey would be finished in a natural Siberian Larch vertical cladding board. This is considered an appropriate natural material that will blend with the traditional hues of the host dwelling and area.
- 7.6 It is also noteworthy that the government's current direction of travel with permitted development rights is towards upwards extensions. Overall, given this background and the context of the site, it is considered that the proposed addition of a second floor would be appropriate to the character of the area and street scene, 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 The increased height would have some impact on neighbouring amenity - the additional mass and bulk would add to the overshadowing effect. Due to the orientation of the site, this would largely be to the side, southerly, elevation of the chalet bungalow at number 9. To the rear this is a blank elevation - the only window is in the first floor side in the gable end, which sits further forward and would be unlikely to be overly affected.
- 7.8 In terms of additional overlooking, the windows proposed for the rear elevation are shown as high level only, thus minimising any overlooking or loss of privacy potential. To ensure an appropriate internal cill height to avoid overlooking it is recommended to condition these are set with an internal cill height of 1.7m. The property to the rear, 23 Selsey Close, is separated by 20m and there is currently high hedging within number 23's garden providing screening between the two properties. Overall, whilst the outlook from number 23 would perceive the additional storey, nevertheless the actual overlooking would be minimal. The design and layout of the additional storey is to maximise the views of the sea to the east, with minimal impact to the west.
- 7.9 The windows on the north side elevation are also mainly proposed to be high level, with just a narrow full height one at the return of the front - this replicates the design feature of the dwelling and would only enable views over the frontage only and not any private area. Overall it is considered that the window arrangement would avoid any direct overlooking to number 9. The proposed front balcony would approximately align with the front balcony of number 5, which has opaque screening glass facing the application site. There is also proposed two panes of full height windows on the north elevation - these are also at the front replicating the design feature and would serve the landing stairwell. As a non-habitable room the overlooking from these 2 panes would be minimal. To protect cross overlooking from the use of the front balconies it is

considered similar opaque side screening is considered necessary. Whilst not shown on the submitted drawings the applicants have indicated their agreement to provision of such and this can be conditioned.

- 7.10 Overall 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 to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.11 The proposal would result in a 4th bedroom and to comply with the adopted Parking SPD 3 on site parking spaces are required. These are already provided on site. As such the proposal complies with Policy DM13 of the HBLP (Core Strategy) and the Parking SPD.

(v) Flood Risk

- 7.12 Part of the site lies within Flood zone 2 & 3. The submitted flood risk assessment indicates that floor levels would be no lower than existing and flood proofing measures will be included. As a second floor extension with balcony then the escape route in the event of an emergency would be improved. Overall there would be no increase to risk of occupiers from flooding.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would be appropriate to the mixed character of area and 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/21/01000

(A) 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:

Flood Risk Assessment
Location and Block Plan - Drawing Number 1665-SYM-00-XX-DR-A-0200 P01
Proposed Floor plans - Drawing Number 1665-SYM-00-XX-DR-A-0203 P01
Proposed Elevations - Drawing Number 1665-SYM-00-XX-DR-A-0204 P01
Site Plan - Drawing Number 1665-SYM-00-XX-DR-A-0201 P01
Details of cladding email dated 8th November 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be a natural Siberian Larch vertical cladding board, 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.

- 4 Notwithstanding the hereby approved plans, the balustrade railing on the southern side elevation shall comprise a solid screen or be finished with textured glass which obscuration level no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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

- 5 Notwithstanding the hereby approved plans, the high level windows shown in the north and west elevations shall have an internal cill height of no less than 1.7m above finished floor level, and retained as such thereafter.

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.