
Site Address:	Fair Acre, Church Lane, Hayling Island, PO11 0SB		
Proposal:	Alterations to roof		
Application No:	APP/16/00993	Expiry Date:	23/11/2016
Applicant:	Mrs D'Alton-Harrison		
Agent:	Mr Galloway	Case Officer:	Emma Chisnall
	Peter Galloway Partnership		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

Fair Acre is a large detached dwelling situated on level ground within the St Peter's Conservation Area on Hayling Island. The dwelling has a large area of amenity space which surrounds the dwelling most of which is made up of lawn with an adequate area of hard-surfacing present to the front of Fair Acre in order to provide a provision for parking three cars alongside an internal single bay garage.

Fair Acre is a characterful dwelling with attractive features and a visually appealing appearance. The dwelling has been developed in the past to the north at first floor level to provide additional bedroom space using a contrasting grey and red tile hang mix. A similar sized extension is now proposed to be built along the south side with the same purpose of extending the bedroom space which has the potential to mirror the previously developed side.

2 Planning History

93/57320/000 - Enlargement of roofspace incorporating raising of roof on north side to form larger bedroom with ensuite bathroom and reconstruction of existing dormers., PERM,
APP/15/00480 - Erection of 1No. 4 bed dwelling and detached garage.,
REF,01/07/2015

3 Proposal

Alterations to roof

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: St Peters

5 **Statutory and Non Statutory Consultations**

Conservation Officer Comment:

Fair Acre sits within the St Peter's Conservation Area on Hayling Island. To the north of the property lies the barns and the stable at Church Farm and to the north east Church Farm all grade II listed buildings. The proposal is for alterations to the first floor at the northern end of the property. The scheme changes the direction of the ridge so that it will mirror the previous loft conversion to the southern end. The scheme under consideration removes the existing front and rear dormers but includes the addition of an obscured glassed window to the rear and two small dormers within the new roof as well as repositioning the dormer on the front elevation.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The overall effect of the proposal will bring a sense of balance to the property both to the rear elevation and to the view from the front of the dwelling. I understand that the plans submitted are to be amended to remove the cladding above and below the windows to the front. This is a welcome amendment as it distraction to the existing front.

The setting of the listed buildings surrounding the property are not deemed to be affected for the following reasons; the part of the property that is to be altered is furthest away and is screened by the previous alterations to Fair Acre; there is substantial vegetation on the northern side of the property that will screen the property from the listed buildings.

Fair Acre sits within the Conservation Area set back from St Peter's Road along a track off Church Lane. The property as it currently stands is visible from St Peter's Road between the properties that front St Peter's Road. However these views amount to glimpses between dwelling and just poking above the trees and are not thought to be detrimental to the setting of the Conservation Area or the view from the public domain on St Peter's Road. As parts of the proposed roof form will be visible I would like to ensure that appropriate materials are used and match the original roof tiles on the main ridge.

Conditions: Materials to be submitted to include roof tiles and hanging tiles and Window detail to match existing.

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: 2

Statutory advertisement: 07/10/2016

Number of representations received: 1

Comment	Officer Comment
Comments made confirming support for the application assuming that plans are adhered to and the window on the west elevation facing Church Cottage is non-opening and fitted with frosted glass.	Plans submitted reflect this agreement and will be conditioned as part of the decision to be carried out accordingly.

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 Conservation Area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore the development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the Conservation Area

7.3 The works proposed to Fair Acre are considered to be in keeping with the latest extension bringing a visual balance back to the dwelling. The works result in an enlargement to the roof which is considered to be of sound and appropriate design which would be matching in size to the existing extension with the exception of the materials proposed to be matching to the original dwelling. The conservation officer has asked for samples of materials to be submitted for approval by the local planning authority prior to building work starting and this will be conditioned as part of the decision.

7.4 The dwelling is positioned away from its curtilage boundary by a minimum of 5m and alongside the adequate screening provided from the 1.8m hedging it is considered these measures should help soften and reduce the visual impact of the works meaning they should not appear bulky nor overly-obtrusive.

7.5 The development is considered to not look out of place in context and from working with the conservation officer a design has been created that is considered to be in keeping with the setting of the area and does not detract from the history or heritage of the site. The proposal is therefore considered to preserve the character of the Conservation Area and thus accord with the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservations Area) Act 1990. 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 Although the works will not increase the footprint of Fair Acre it is considered there is adequate amenity space available to accommodate the proposed works. The works to the front would not create nor cause a negative impact due to the lack of neighbouring dwellings to the east. As 'The Barns' are equally set away from the proposed works and would be adequately screened by the existing works and the boundary curtilage in place again they are considered to remain unaffected by the proposal.
- 7.7 Windows are proposed along the west (rear) elevation and south (side) elevation of the development which would have the potential to impact the immediate neighbours Church Cottage and Sunnyfields. The plans have been amended to show that the window along the rear elevation will be fitted with non-opening and obscure glass. A planning condition to this effect is recommended. This measure is considered to protect amenity levels between Fair Acre and Church Cottage and is therefore considered to be acceptable.
- 7.8 Two windows are proposed along the side elevation at first floor level providing a viewpoint from a bedroom and a bathroom. The window pane for the bathroom is proposed to be obscure glazed but opening for ventilation. Both rooms are not considered to have a primary use and would therefore not be occupied at regular intervals which should help reduce the impact of over-looking and potential loss of privacy. Although both windows will be positioned to look out to Sunnyfields the distance between both dwellings exceeds 30m which exceeds the required distance outlined within the Borough Design Guide in order to protect privacy levels and prevent over looking. The boundary separating the dwellings is also adequately high meaning that works will be partially obscured. Therefore the development is not considered to result in a loss of privacy nor cause over-looking and can therefore be considered acceptable.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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 on the character of the Conservation Area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11, CS16 and DM8 and can be considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00993 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 Notwithstanding any description of materials in the application the works shall not commence until samples and a full specification of the materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the rear elevation facing west shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and be fixed shut (non-opening) and retained as such thereafter. The bathroom window on the south elevation at first floor shall be fitted with textured glass which obscuration level is 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 nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The windows hereby permitted shall be designed to match in materials and general design those of the existing building unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the proposed alterations have an acceptable impact on the character and appearance of the existing building and the Conservation Area having due regard to policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan licence No: 100047474
Block Plan Drawing No: 16/201/B01
Existing and Proposed Floor and Elevations Plan Drawing No: 16/201/P01
revision E received 15.11.2016
Reason: - To ensure provision of a satisfactory development.