
Site Address:	28 Blackthorn Road, Hayling Island, PO11 9NY		
Proposal:	Loft conversion, including front facing flat roofed dormer		
Application No:	APP/21/00664	Expiry Date:	29/07/2021
Applicant:	Mr & Mrs Bull		
Agent:	Mr o Rushworth	Case Officer:	Selina Donophy
	Rushworth Architecture Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, end of terrace dwellinghouse located on the east side of Blackthorn Road, Hayling Island. This property has an attached, flat roof single storey garage to the side and has elevations formed from brickwork and tile. The property has a pitched roof and a porch with a monopitched roof. Towards the front of the property is a hardstanding with parking space and the site forms an open boundary to the road.

2 Planning History

None relevant

3 Proposal

Loft conversion, including front facing flat roofed dormer

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
CS16 (High Quality Design)

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling West Ward

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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
- (iv) Parking

(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 This proposal comprises a flat roof dormer and velux rooflight to the front elevation and a flat roof dormer to the rear elevation. The front elevation dormer would have dimensions of approximately 2.5 metres width, 1.8 metres height and a depth of 2.4 metres . It would be sited on the left side of the front roof above the ground and first

floor windows. The rear dormer would have dimensions of approximately 5 metres width, 2.2 metres height and 3 metres depth. The loft space would create a fourth bedroom with an ensuite- one of the rear dormer windows would serve the ensuite and the front velux window would be sited above the stairwell.

- 7.4 There are not many examples of dormer additions to the roof slopes of properties in the immediate vicinity, however the dormer proposed to the front roof slope would be relatively modest in size and is judged to sit subserviently within the front roof slope. The proposed rear dormer, although of a reasonable size, is deemed to be generally consistent with the dormer design principles as set out in the Havant Borough Design Guide as it would be set down from the ridge and up from the eaves . The rear dormer, although larger in size, would be located in a less visible location to the rear - it also would be possible to build this without planning permission under permitted development. In conclusion , the proposal is considered to be acceptable in terms of impact on the character of the area.
- 7.5 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

- 7.6 To the north of the application site is no 30 Blackthorn Road. The dormers proposed would have views down the rear garden and not directly down into private amenity space at no 30 . To the south of the application site is no 26 Blackthorn Road and the dormers are not proposed to result in any direct overlooking to private amenity spaces at this property.
- 7.7 To the rear of the application site is the rear of no 35 Ilex Walk. There is over 24 metres separation distance which meets the minimum requirements as specified in the Havant Design Guide.
- 7.8 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) Parking

- 7.9 This proposal would result in one additional bedroom, bringing the total number of bedrooms at the property to 4 . This bedroom number would require 3 on site parking spaces as specified in the Havant Parking SPD. Whilst a parking plan has not been provided with this application , there would be 3 parking spaces on site- 2 to the front hard standing and 1 in the garage and this is deemed to meet the parking criteria.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00664

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:

Location and block plans uploaded on the 22.06.2021
Proposed floor and elevation plans uploaded on the 22.06.2021

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.