
Site Address:	Curlew, Marine Walk, Hayling Island, PO11 9PQ		
Proposal:	Roof alterations to include new pitch and gable ends and raising of ridge height by 0.9m; other alterations.		
Application No:	APP/16/00763	Expiry Date:	19/09/2016
Applicant:	Mr & Mrs Price		
Agent:	Mr Lilley	Case Officer:	Tina Pickup
	lilley architecture		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a modest, fully hipped detached bungalow on the south side of Marine Walk, close to the eastern edge of development and the foreshore. The dwelling is set back in its plot such that its front garden has a depth of some 40m but the rear garden is only 6m deep. The bungalow has a room in the roof with rooflights and constructed of red brick beneath a red concrete tile. It is set very close to the western boundary with Cockle Rytte (a two storey detached dwelling) and approx 3.5m from the eastern boundary where there is a detached garage and garden room structure set in the south eastern corner of the site. The dwelling to the east is a detached chalet bungalow.

The site falls within Flood Zone 3 and the ecological constraints of AONB, Ramsar, SAC, SINCE, SSSI etc all lie in close proximity to the site.

2 Planning History

None

3 Proposal

The proposal involves re-roofing the dwelling from a point 3.8m back from the front elevation - from this point the ridge would be 0.9m higher, the eaves raised by 0.7m and the profile changed to having a front and rear gable. The forward section of hipped roof would be lowered to create a false pitch around a flat roof section. The reconfigured enlarged roof would include a large front window in the new front gable, 5 rooflights in the east roofslope and amended plans have been received omitting the rooflight from the west roofslope and instead having two windows in the rear gable. The proposal also involves upgrading the existing single skin garage and garden room to an integral extension having the same footprint but with a curved glazed link. This would continue to have a flat roof (with slight mono-slope) containing 3 rooflights, having a maximum height of 2.9m

It must be noted that the upgrading of the property and associated internal alterations result in it being a partly "up-side down house" with 2 bedrooms on the ground floor with kitchen and dining space and the first floor comprising a living room and one further bedroom.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

Borough Design Guide SPD, 2011

5 Statutory and Non Statutory Consultations

None needed

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3 - all from Cockle Rythe

Summary: 1 letter received on initial plan - site very close to Cockle Rythe and roof area in front of bedroom window - request no windows in this roof slope in future to protect privacy;

2nd letter received following corrected plans identifying velux in west roof slope - original draft plans had bathroom window in south gable end & would prefer this amendment; views from proposed velux into our bedroom, hall and garden; loss of privacy & light pollution due to very close proximity;

3rd letter following final amendment welcomes repositioning of bathroom window & happy with proposal.

A site meeting with the neighbour also discussed concern about the future potential use of the front flat roof as a balcony and in the event that this happens in the future details of a screen be submitted and agreed at that time

Comment: Privacy & Amenity issues considered below

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Flood Risk

(i) Principle of development

The application site is situated just within the urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The dwelling is set back a long way from Marine Walk but nevertheless there are long distance views of these properties from the footpath along the foreshore. The application site sits between a two storey dwelling and chalet bungalow - the proposed increase in ridge height would result in a logically stepped roof profile between these adjacent dwellings which is considered visually appropriate. The proposed new roof, although higher, retains its hipped sides and the resultant visual space and separation between dwellings. The design of dwellings in Marine walk is very varied and the visual change in the external appearance of the dwelling with render and clad gables and grey window frames and doors would not be inappropriate to the wider setting of the area.

(iii) Impact upon residential amenity

The application dwelling sits very close to Cockle Rythe and there is an existing rooflight in Curlew's western roofslope that directly looks into a main bedroom of Cockle Rythe affecting privacy. The applicants have amended the proposal to remove the proposed roof light from the new western roofslope to avoid repeating this privacy issue. In the circumstances it is considered appropriate to remove permitted development rights for any future roof alterations or roof lights in this western roof slope.

The proposed plans show a window in the new front gable which would not have any access to the front flat roofed area. Therefore it is not currently proposed to utilise this area as a balcony or sitting out area. However it must be noted that it would make an obvious balcony to enjoy the sea views and other dwellings in Marine Walk do have first floor front balconies - including Cockle Rythe adjacent. Due to the close proximity of these two dwellings the two balconies would be very close and it is therefore considered necessary to condition that should the flat roofed area be used as a balcony in the future then details of a suitable screen to the west side should first be submitted and agreed.

With respect to the impact on the dwelling to the east, North Landing, the separation to this dwelling is much greater and buffered by their garage and covered car port area on the boundary. Both the existing dwelling and North Landing have some roof lights facing each other so the impact of the new higher roof with extra two rooflights would have a minimal additional impact. The upgrading of the rear garden room increases the height on the boundary from about 2.3m to 2.9m. This sits against the garage of North landing and would have no adverse impact on the occupiers of this dwelling.

Overall the applicants have taken into account the views of neighbours (lengthy pre-application discussions took place leading to this scheme) and as a result the

impact on neighbours would be limited and considered acceptable, compliant with policy CS16.

(iv) Flood Risk

The proposed alterations would also result in a partly 'upside-down' house with 2 bedrooms remaining on the ground floor. Since the site was originally a bungalow having ground floor bedrooms then the flood risk in Flood Zone 3 has not been increased. The first floor windows do provide for a means of escape.

8 Conclusion

The proposed roof alterations and extensions are considered appropriate to both the street scene and neighbouring amenity and are therefore recommended for conditional permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00763

(A)

(B) 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 external materials used shall be as shown in the submitted documents unless otherwise first agreed with the Local Planning Authority.
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.
- 3 Notwithstanding the provisions of Part 1, Classes B and C of the Town and Country Planning General Permitted Development Order, 2015, or as amended, no alteration to the western roof slope of the dwelling hereby approved, including the addition of roof light windows, shall be undertaken without the prior approval of the Local Planning Authority.
Reason: Due to the close proximity of the site to the dwelling to the west the impact of any roof alterations would need to be assessed having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The hereby approved flat roofed element to the front elevation shall not be used as a balcony or sitting out area.

Reason: To protect the amenity of the occupiers of the adjacent dwelling, having due regard to policy CS16 of the 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 and Block Plan DWG No: 375 PL01 rev 03

Floor Plans: Existing DWG No: 375 PL02 rev 00

Elevations, Sheet 1: Existing DWG No: 375 PL04 rev 00

Elevations, Sheet 2: Existing DWG No: 375 PL05 rev 00

Roof Plan and Section: Existing DWG No: 375 PL03 rev 00

Elevations, Sheet 1: Proposed DWG No: 375 PL08 rev 03

Elevations, Sheet 2: Proposed DWG No: 375 PL09 rev 03

Floor Plans: Proposed DWG No: 375 PL06 rev 02

Roof Plan and Section: Proposed DWG No: 375 PL07 rev 04

Reason: - To ensure provision of a satisfactory development.