

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No comment

Councillor I Scott Hayling West

No comment

Councillor Joanne Thomas

No comment

Arboricultural Officer

Based on the photos these trees are not of a TPO quality and as such I would not be able to afford statutory protection. However, they do most certainly add to the character of the streetscene and the applicants should be encouraged to retain these trees as part of the project. This could be conditioned in that they must ensure that any construction is undertaken in a way that limits the impact on the trees and advice should be sought from a qualified Arb Consultant. If the trees are to be lost, then a condition to replace could be applied to ensure that canopy cover for the area is maintained.

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: 7

Comment	Officer Comment
The proposed new building will be so much larger in footprint and with a considerably higher roof line than the existing building. This will make the proposed building totally out of keeping with any of the neighbouring houses and the proposed building will not 'fit' with the local area. The two storey extension at the rear of the house and the increased number of two storey windows at the rear will	Noted. Rear extension has been removed from plans . Please see 'Planning Considerations' section of the report.

mean that neighbouring gardens will be overlooked and existing privacy will be gone. It will also mean a lack of light and sunshine to neighbouring gardens. The proposed development is adjacent to existing trees neighbouring the property although the planning application stated it wasn't. Work has already commenced on constructing two out-buildings on the land which we understand is permitted development, however these buildings have been fitted with waste pipes and so presumably will be connected to water and sewage services.	The trees have been considered and are not TPO'd and are a reasonable distance from the proposed development area. Havant Council's Arboricultural Officer has been consulted in this regard. These outbuildings do not form part of this application- case officer has been informed these will be constructed under permitted development.
We would like to strongly object to the proposed planning permission on this property by Rosenthal Design Services Ltd . They are proposing to bring the rear elevation first floor nearer by nearly 4.5 metres and changing the existing 4 windows to 6 . This would totally encroach on our privacy in our rear garden. They have also said on the application there are no trees on adjoining properties which are within falling distance of proposed development we feel this to be totally untrue as there are 2 very large oak trees at the bottom of our garden.	The plans have been amended since this representation was made. Please also see 'Planning Considerations' section of the report. Please see response to comment above.
We believe that the extension to the house will block the light to our house . We also believe the roof to be much higher. To the back there is also lots of windows which will invade our privacy .	Please see 'Planning Considerations' section of the report.
This development will affect the light and the privacy for the neighbours. An extra storey with extra windows will mean the next door neighbours will feel constantly on display when relaxing in the garden and all of us will have less light. I object to this development, the size of the property would not be in keeping with the rest of the homes on the road.	Please see 'Planning Considerations' section of the report.
The build will overshadow neighbours, causing loss of light. The build overlooks several other homes, causing loss of privacy. The builds appearance is out of character with the existing property and the existing properties in the road	Please see 'Planning Considerations' section of the report.

The roof height will be higher than the existing house. The house from the road will not be in keeping with properties in the street . The outside buildings in the garden which we were told were to be 'sheds' have been fitted with waste pipes with deep concrete footings- hardly necessary for a shed. Because of the size of the building we feel our house will be de-valued. From 2.58 on the 6th March 2021 the sun reached the line of the existing extension. With the proposed new extension our home would be in total shade from then on. From November onwards this would be reduced by anything up to 3-4 hours. This factor would increase the use of our internal lighting and heating by 3-4 hours a day. This will not just affect our house but the next 3 houses in Park Road. All these facts only apply if the sun is visible , if there is no sun the effects will be worse. At 5pm on the 6th March the garden was in total shade , if the extension were to be built we would be in total shade from 2-3 pm . Proposed windows on left side of the extension: The top windows would have unrestricted view into our front room , bathroom and kitchen - we would completely lose our privacy.	It is of note that the proposal has undergone various amendments . Please see 'Planning Considerations' section of the report. This is not a material planning consideration. See 'Planning Considerations'
Being a neighbouring resident I object to this application on the following grounds : - The application is out of keeping with other houses in the vicinity - The application includes the provision of a two storey extension . As far as I can tell many houses have had one storey extensions but not two and I feel that there is no basis for setting this precedent. - The picture suggests a number of	Please see 'Planning Considerations' section of the report.

windows on the side of the property that would appear to create intrusion to neighbouring properties , again I cannot see this as acceptable.	
Comments made following revised plans :	
The build will overshadow neighbours, causing a considerable loss of light to homes and gardens. The roof is considerably higher. The build overlooks other homes, causing loss of privacy. The builds appearance is out of character with the existing property and the other properties in the road.	Please see 'Planning Considerations' section of the report.
I would like to formally object to the planning application concerning 21 Park Road. My main concerns are as follows. 1. The blocking of light to my neighbours and my garden space. 2 The lack of privacy the proposed floor to ceiling windows at the side and back of the house, will give to my neighbours and myself. 3 The hight of the roof extension will overshadow our back gardens and block light. 4 The frontage planned will not be inkeeping with the character of exsisting properties on our side of the road.	Please see 'Planning Considerations' section of the report.
Regarding the planning at 21 Park Road Hayling Island. 1 The height of the roof will cut out sunlight to a great extent. 2 The tall windows over looking our gardens will deny us privacy. 3 Last but not least the house number 21 will not be in keeping with the other properties in Park Road.	Please see 'Planning Considerations' section of the report.
We have received the new revised plans for the above address but we still feel the objections raised to the original plans - as stated below - still apply to the new plans. Particularly: Privacy - the windows overlook us and will deny us any privacy The roof height overshadows our home. The extreme light reduction will	Please see 'Planning Considerations' section of the report.

increase our electricity power use and so ensue higher bills for us. And the 'new house' will not, in any way, be in keeping with the other properties along the road. The proposed new building will put our home in the shade and the windows will be looking directly into our house and garden - we will have no privacy. The roof height will be higher than the existing house. The house from the road is not in keeping with the properties in the street. The outside buildings in the garden which we were told were to be 'sheds' have been fitted with waste pipes and have deep concrete footings - hardly necessary for a shed!! Because of the size of the building we feel our house will be de-valued. From 2.58 pm on 6th March 2021 the sun reached the line of the existing extension. With the proposed new extension, our house would be in total shade from then on. From November onwards, this time would be reduced by anything up to 3-4 hours. This factor would increase the use of internal lighting and heating by 3-4 hours a day. This factor will affect not just our house but the next three houses in Park Road. All these facts only apply if the sun is visible, if there is no sun, the effects will be much worse. At 5 pm on 6th March the garden was in total shade, if the proposed extension is built we would have total shade from 2-3 pm Proposed new windows on left side of elevation. The top windows would have unrestricted view into our front room, bathroom and kitchen - we would completely lose our privacy.	
Looking at the proposed new plans for 21 park road , we still strongly object to changing the windows in size and quantity this will affect our privacy and that of neighbouring properties	Please see 'Planning Considerations' section of the report.
Two storey rear extension after	Please see 'Planning Considerations'

removal of existing side extension; all elevations to be white render and vertical cedar cladding; roof alterations including new roof treatment with slate tiles; conversion of integral garage to habitable use; fenestration alterations; Front white rendered wall with fence and gates.	section of the report.
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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

(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.

7.3 It is of relevance to note this proposal has undergone various amendments since its submission. These amendments include alterations to fenestration proposals- on the east elevation a ground and first floor window have been removed and on the west elevation a previously proposed ground floor window has been removed and first floor window reduced in size. In addition case officer concerns were raised in relation to the impact of the proposed first floor/two storey rear extensions proposed on the property located immediately adjacent to the east (no 19) due to potential overbearing impact of the build exacerbated by the siting of the properties with no 21 set slightly back . Following discussions with the applicant this was initially removed from the proposals however the proposed rear extension has since been re-added to the scheme with revised dimensions in keeping with a 'fallback' position incorporating permitted development rights.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises various alterations including the remodelling of the main roof with the ridge width reduced and height increased by approximately 0.5 metres and alterations to the existing flat roof front projection to form a hipped back roof and porch roof over the relocated front door. The garage door would be removed and internal space reconfigured. The proposals would include revised fenestration with new window fittings, larger in size than previous- there would be three at first floor level to the front elevation and one at ground floor level. The windows to the front projection (serving a lounge at ground floor and bedroom at first floor) would wrap around to the west elevation. The proposal also includes a two storey rear extension which would have a width matching the existing dwelling. This has been revised since the initial submission, reducing the depth by approximately 1.6 metres to allow for a total depth of 3 metres at two storey level. There would be a side door on the west elevation leading into a boot room and at first floor level, two windows serving

bathrooms. On the east elevation would be a ground floor window towards the front serving a reception room and towards the rear a window serving a bathroom and one serving the lounge. At first floor level would be 3 windows, one set towards the front serving the front bedroom and two towards the middle, both serving bathrooms. At first floor level towards the rear would be 6 windows at first floor level serving bedrooms and large bi-fold doors to the rear serving a kitchen space. The existing ground floor rear projections would be demolished as would the existing side projection. Proposed materials include timber cladding, slate tiles and white render.

- 7.5 The proposed alterations would result in the modernisation of the property with a final visual appearance much differing from existing. Whilst this may be the case, the proposed alterations are not deemed to be harmful to the character of the streetscene - there is already a fair degree of variation in property types and styles along the road. Whilst the roof ridge would be increased by 0.5 metres, there is no set pattern of roof heights and designs in the road and the increase is not deemed to appear significantly out of keeping in the streetscene.
- 7.6 A new front boundary would also be erected comprising of a low wall with 2 metre pillars with fencing above. Whilst it would be preferable for the hedging to be retained to the front, there is some variation of foliage and higher fencing/wall boundary treatments along Park Road. It is noted that there are two trees in the front garden of the application site and one of these has already been cut down. A condition shall be applied to retain the conifer tree in order to continue tree cover in the street.
- 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 To the east is no 19 Park Road, no 21 is set back behind the rear of no 19 and no 21 sited at a slight angle away from no 19. No 19 is a bungalow with a rear dormer. This proposal would result in some alterations to fenestration on this side elevation facing back towards no 19. At first floor level would be 3 windows, although the bedroom window would be sited in the same location as the existing window and the two bathroom windows would be obscure glazed. There would be three ground floor windows, however these would be set back further in due to the removal of the existing side extension and would be screened by the boundary fence. As stated above, following a site visit case officer concerns were raised in relation to potential overbearing impact of a two storey extension on no 19 due to the siting of the properties, with no 21 already located behind no 19, and it was considered that a two storey extension would intensify the impact of a mass of building line in close proximity to the side boundary and this could be a valid reason for refusal on this basis. A 45 degree light test was undertaken however the proposed extension would not be located with 45 degrees of the closest window mid point and therefore is not deemed to result in harmful overshadowing. The applicant has since expressed a 'fallback position' involving the ability to build a two storey extension under permitted development and this forms part of the revised submission. Inspection of the site shows the extension would be located beyond 2 metres of the side boundaries on each side. For this reason it is judged that a two storey extension with a depth of 3 metres could be constructed without planning permission and therefore justification for refusal would be diminished.

- 7.9 To the west is no 23 Park Road. There are windows proposed towards front of the property. Side windows would be proposed serving the bedroom at first floor and lounge at ground floor however there are already existing windows to this side elevation in a similar position so these windows are not judged to add any increased overlooking. The remaining first floor windows would be obscure glazed. The proposed two storey extension is not judged to result in harmful loss of light to the conservatory at no 23.
- 7.10 To the rear is no 14 St Catherines Road. Whilst there would be an increase in first floor rear windows, there would not be any increased views offered by them. There would also be a separation distance of over 45 metres back to back which exceeds the minimum separation distance requirements as set out in the Havant Borough Design Guide SPD.
- 7.11 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).

(iv) Parking

- 7.12 The proposal would result in no additional bedrooms and therefore no additional parking allocation is required on site. The proposal would result in the loss of the garage space however there is deemed to be acceptable parking space on site.

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/21/00194

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:

Materials sample uploaded on the 25.05.2021
08 Location plan uploaded on the 15.06.2021
06 Proposed elevations uploaded on the 15.06.2021
04 Proposed first floor uploaded on the 15.06.2021

03 Proposed ground floor uploaded on the 15.06.2021
07 Streetscene uploaded on the 15.06.2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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 The existing conifer tree sited towards the front (north) of the site shall be retained to a standard consistent with good arboricultural practice. If the tree dies or is otherwise removed within the first 5 years shall be replaced with another of the same species in the same position during the first available planting season unless otherwise agreed in writing by the Local Planning Authority.

Reason: To retain tree cover and to protect the appearance and character of the area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 5 At no time shall the flat roof over the front door hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

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 2015, prior to first occupation of the extension hereby permitted the bathroom window in the ground floor on the side elevation facing east and the bathroom windows on the first floor side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.

- 7 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom windows in the first floor on the side elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.

