
Site Address: 50 Eastoke Avenue, Hayling Island, PO11 9QP
Proposal: Loft conversion incorporating first floor balcony to front elevation.
Application No: APP/16/00827 Expiry Date: 12/10/2016
Applicant: Mr McMahan
PW design and build
Agent: Mr White Case Officer: Emma Chisnall
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

50 Eastoke Avenue is a detached bungalow situated on level ground in Hayling Island. The dwelling is constructed of red brick walls at ground level, white render at first level and has a concrete tile pitched roof. The dwelling has a bay window to the front which extends out from the front elevation and has its own mono-pitch tiled roof. The dwelling is surrounded by amenity space which is used as lawn in the majority but is part hard-surfaced for a driveway along the west elevation which provides a provision for parking two cars. No 50 has a curtilage boundary of low wall approximately 0.5m high to the front with hedging in places and timber fencing to the rear.

2 Planning History

None

3 Proposal

Loft conversion incorporating first floor balcony to front elevation.

4 Policy Considerations

National Planning Policy Framework 2012

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)

Havant Borough Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 0

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 character of the area
- (iii) Impact upon residential amenity
- (iv) Flood risk

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Therefore the development is considered to be acceptable subject to planning conditions.

(ii) Impact upon the character of the area

Eastoke Avenue is characterised by bungalows, some of which have undergone development to maximise space in the roof but most of which are subtle changes that do not appear dominant nor create an appearance of over-development within the road.

Although the changes proposed to No 50 will alter the appearance of the dwelling from the public realm the visual impact caused is considered to be limited an acceptable now that plans have been amended to address the original balcony that was proposed. The new proposal involves the removal of the mono-pitch roof above the bay window and the installation of a flat roof instead in order to make space for french doors at first floor level with a Juliet Balcony to the front.

A window currently exists in the front roof space of No 50 so it is felt that the increase in size and addition of the Juliet Balcony will not alter the visual appearance significantly to cause detrimental harm. Three rooflights are also proposed along each side of the roof to permit light to enter. The rooflights are considered small in size and are well spaced within the roofspace in order to reduce their dominance on the streetscene. Rooflights are also a common development along Eastoke Avenue and it is therefore felt that they should not look out of place nor detract significant visual value from the character of the area.

The design and appearance of the proposal is considered appropriate in context to the main building and is therefore 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) Impact upon residential amenity

Due to the position of No 50 within its plot it was felt that the original larger sized balcony would not only look out of place within the character of the area but would also have the potential to cause over-looking into a primary used room of the neighbouring dwelling (No 52) to the side. The rooflights also posed the same concern and therefore plans were amended to reduce this concern and the impact caused to an acceptable level. The balcony has been changed from one that permitted outside access and that was large in size to a Juliet balcony which is considered to look more in keeping to the area. The Juliet Balcony will also not permit outside access which will prevent over-looking into the primary room of the neighbouring dwelling, protecting amenity levels between them. The balcony will be conditioned as part of the decision in order to ensure that outside access is not permitted.

The rooflights have been altered along the east elevation to ensure they are at a height of 1.7m in order to prevent over-looking and maintain privacy levels with the neighbouring dwelling No 52. Along the west elevation the bathroom rooflight has also been proposed to be at a height of 1.7m in order to achieve the same reduced impact and protect the privacy of the residents and neighbours. However the rooflights for the proposed bedroom on the west elevation and landing area are considered to be acceptable at the height proposed as there is considered to be an acceptable distance between No 50 and No 48 and the viewpoint from the rooflight would be directly out to the flank wall of the neighbouring dwelling, not into a primary room nor amenity space. Therefore the development can be considered acceptable.

The window to the rear is proposed to be installed with obscure glazing which would prevent any over-looking into the neighbouring caravan park.

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, 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) Flood risk

Whilst the site is located within flood zone 3, the proposal represents a minor alteration to an existing residential property providing 1 additional bedroom at first floor level. The proposal is considered acceptable in relation to flood risk under standing advice.

8 Conclusion

50 Eastoke Avenue has adequate amenity space for the proposed loft conversion, Juliet balcony and rooflight windows. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00827 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 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.
- 3 The development hereby permitted shall ensure that the Juliet Balcony will be positioned in line with the front elevation wall and not be built to allow any outside access for use as an external balcony.
Reason: In the interests of the amenities of neighbouring residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The rooflights on the east facing elevation and the bathroom window on the west facing elevation shall have a minimum cill height of 1.7m from finished floor level.
Reason: In the interests of the residential amenities of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Elevations and Floor Plan: Drawing No Planning 002 Rev C
Existing Elevations and Floor Plans Including Photographs: Drawing No Planning 001
Reason: - To ensure provision of a satisfactory development.