
Site Address: 194 Havant Road, Hayling Island, PO11 0LN
Proposal: Conversion of garage to playroom, one and two storey side extension to north elevation, one storey side extension to south elevation and front porch extension.
Application No: APP/15/01099
Applicant: Mr S Brownlie
Agent: Mr D Treagus
Ward: Hayling West

Expiry Date: 28/12/2015
Team: Team 1
Case Officer: Emma Chisnall
Derek Treagus Associates

Recommendation: **GRANT PERMISSION**

1 Site Description

194 Havant Road is a large detached property with an attached garage to the north elevation and adequate room for parking to the front of the property which is hardsurfaced. No 194 is set back from the main road with a large front amenity space and larger back garden open space of approx 30m. The property is on level ground and has an east facing back garden which is surrounded by a 2m high fence boundary. There is a mature Yew Tree to the front of the property in line with the north elevation.

The property is built with brown brick walls and has a concrete pitched style roof and is similar in style and design to the other properties along Havant road.

2 Planning History

None

3 Proposal

Conversion of garage to playroom, one and two storey side extension to north elevation (3.2m x 8.1m x 7.52m) one storey side extension to south elevation (2.1m x 8.1m x 5m) and front porch extension (1.6m x 3.4m x 3.52m).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)
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)

Havant Borough Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Environment Agency Comment:

This application falls within Flood Risk Standing Advice and therefore we have no comments to make.

Development Engineer - Highways Comment:

No adverse comment in regards to this application

Arboricultural Comment:

The proposal for a two storey extension on the existing garage at 194 Havant Road will have a severe negative impact to the amenity value of the Yew tree adjacent, regardless of any plans put in place to protect it due to the excessive pruning that would have to commence. In this instance, I would suggest for the pruning to take place and for a new tree to be replanted as to mitigate for the amenity value lost.

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: 10

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
- (v) Protection of Trees
- (vi) Parking

- (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. The proposed extensions will provide the property with a playroom and study on the ground floor north elevation, a utility and kitchen on the ground floor south elevation and a further bedroom an en suite on the first floor north elevation.

- (ii) Impact upon the character of the area

The properties along Havant Road are very similar in style and design and there is evidence of similar development within the immediate area.

Visually No 194 Havant Road is a large dominant property and although there is adequate space to the front and rear of the property, it is situated in close proximity to the side boundaries. The proposal will involve building to the south elevation which will leave a 1m distance between the extension and the boundary wall. As the neighbouring property at No 192 have built on the north elevation as well, the extensions will be in close proximity to one other. Screening is in place around the front curtilage of the property which would ensure that the development would not be prominent from the streetscene. As the development will be adequately screened from the view of the streetscene it is considered that the proposal should not detract any character from the area or the dwelling itself. As a space will be left between the proposed extension for a pathway the property should not look cramped or out of place when compared to the neighbouring property.

No 194 are proposing to convert the garage into a playroom which will involve changing the garage door into a window to match the existing on the property. It is not considered that this will detract any character from the property.

The alteration to the front porch will impact the design of the property but it is considered that the design is sound and will enhance the appearance of the property as it is now. The hipped roof design will appear softer and give a modern fresh look to the front of the property.

The proposed two storey extension to the north will not exceed the width of the existing garage to the side and the roof would match the existing ridge height, it is therefore considered that this proposal will not detract from the character of the area or the dwelling itself.

Matching materials have been proposed to be used for the works which will help the proposed works be in-keeping with the original dwelling.

(iii) Impact upon residential amenity

It is considered that the proposed single storey extension to the south elevation will not significantly impact the amenity of No 192 Havant Road as the extension will be partially screened by the boundary wall and there will not be any additional windows installed at a high level. An access door will be installed on the south elevation but as the proposal is single storey only and the north elevation of No 194 does not have any facing windows or doors itself the installation of a door to No 194 should not contribute to a loss of privacy or cause over-looking.

The porch to the front elevation would not cause any loss of amenity to either neighbour due its moderate size and position within the dwelling which is away from the edge's of the property. It is acknowledged that the proposed porch would extend further than the current west elevation however as it will be set back in the property away from the elevation edge and there is adequate screening in place it is considered this change will not contribute to any amenity loss.

No 198 Havant Road is a bungalow which is set forward of No 194. A site visit was performed to evaluate if the proposed conversion of the garage and 2 storey extension would impact the amenity of No 198. It is considered that the proposed extension

would leave an adequate distance of approx 6m between the properties which should help the proposal to not appear over-bearing on the property of 198. Whilst the proposed two storey extension would result in an increase in the two storey element closer to the boundary, it is not considered that any impact on light would be sufficient to warrant a refusal of planning permission given the set off between the extension and No 198 itself. The extension would not be overbearing when viewed from No 198.

The proposal would be partially screened by the boundary fencing and as it does not include the installation of any windows it is considered there should be no concern from No 198 that it would be overlooked or have its privacy compromised. Based on these reasons it is considered on balance that the proposed works should not impact the amenity space of No 198.

(iv) Flood Risk

The agent has submitted adequate information to show how this will be mitigated against.

(v) Protection of Trees

It is considered that the proposed works would significantly impact the Yew Tree which is located to the west of the property, affecting its amenity value. Following the comments from the Arboricultural Officer a condition will be included with the decision to ensure that a replacement tree is planted to mitigate against the loss of amenity.

(vi) Parking

The proposal includes the conversion of a garage into a playroom which will reduce the parking space available on the property. Due to the substantial size of the front amenity space which is currently hard-surfaced for the use of parking it is considered there would still be adequate room for the parking of 3 cars which would meet parking requirement standards.

8 Conclusion

194 Havant Road has adequate amenity space for the proposed extensions, and garage conversion. The space available should ensure that there is no loss of amenity to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of adopted Core Strategy policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01099 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 Compulsary 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 Prior to any works taking place to the existing Yew Tree to the west of the dwelling house a detailed scheme and specification for the planting of a further tree on an adjacent part of the site shall be submitted to an approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such planting, together with its timing. Any tree planted as part of the approved scheme which dies or is otherwise removed within the first 5 years shall be replanted with another of the same species and size in the same position during the first available planting season.

Reason: The proposed development is likely to require substantial works to the existing Yew Tree which will detract from the trees amenity value. Additional tree planting is therefore appropriate in the interest of the character and appearance of the area having due regards to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan, Existing and Proposed Elevations and Ground and First Floor Plan: Drawing No 15/457/01
Flood Risk Assessment

Reason: - To ensure provision of a satisfactory development.