

Site Address: Ivory House, Copse Lane, Hayling Island, PO11 0QB  
Proposal: Variation of Condition 4 of Planning Permission APP/12/00547 to reduce area of fixed glass and wooden balustrade and installation of decking to form rooftop terrace.

|                 |              |               |               |
|-----------------|--------------|---------------|---------------|
| Application No: | APP/16/00577 | Expiry Date:  | 25/11/2016    |
| Applicant:      | Mrs Munday   |               |               |
| Agent:          |              | Case Officer: | Emma Chisnall |
| Ward:           | Hayling East |               |               |

## 1 Site Description

The curtilage boundary is constructed of brick wall approximately 1.5m high to the front of Ivory House with hedging and mature trees making up the boundary to the sides and rear of the dwelling. To the west side of Ivory House there is a large outhouse which is used as an office space.

00/65379/001 - Revised application for demolition of existing dwelling and construction of detached 4/5 bedroomed house together with detached garage, PERM,10/01/2001

00/65379/000 - Demolition of existing dwelling; new detached house and garage, PERM,20/09/2000

APP/11/01152 - Two storey rear extension incorporating terrace to south west elevation at first floor; single storey front extension; removal of existing roof to create a flat roof to property; creation of new access from Copse Lane. , PERM,02/12/2011

APP/12/00258 - Application for Certificate of Lawfulness relating to proposed rear extension to garage., REF,17/05/2012

APP/12/00428 - Discharge of Condition No. 2 of Planning Permission APP/11/01152., PERM,11/06/2012

APP/12/00547 - Variation of Condition 4 of Planning Permission APP/11/01152 to allow the addition of rooflights, balustrade and solar panels to the roof with stair access from first floor., PERM,19/07/2012

GEN/16/00589 - Proposed roof terrace. ,24/05/2016 10:45:00

Variation of Condition 4 of Planning Permission APP/12/00547 to reduce area of fixed glass and wooden balustrade and installation of decking to form rooftop terrace.

which has not yet been built. This was permitted alongside access given to the roof in order to service and maintain solar panels. The permission did not include the use of the roof as a terrace and the applicant now seeks permission to install decking to the roof with a part glass and part timber surround with the intention of using the space as a terrace.

#### **4 Policy Considerations**

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)  
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: 3

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) Flooding

(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

- 7.2 Ivory House is a large modern blocked style dwelling with a large flat roof. It is felt that the development would suit the dwelling and is a fairly common type of development for dwellings of this design. Copse Lane Road contains a variety of dwellings which differ in size, design and style and although there are no other roof terraces present within the immediate vicinity there are examples of development within the streetscene. Although this development would be setting the precedent for a roof terrace it is considered that on balance the development is acceptable due to the design and space available at Ivory House and that the proposed works should not cause significant harm to the visual amenity of the area.
- 7.3 The roof terrace is proposed to be positioned to the rear west side of the roof over the existing access meaning that from Copse Lane Road it would be a challenge to see the works due to the position of Ivory House within its plot, where the terrace is proposed on the roof and the height of the terrace proposed. This coupled with the size of the proposed terrace being 6.2m X 3.5m should ensure that the works do not appear bulky nor obtrusive.
- 7.4 The materials proposed include using two panels of glass to the front and rear of the terrace and two timber panels to the sides. The proposed glass is considered a fairly typical choice of material in order to give a view over the front and rear of the amenity space available however in order to ensure that the timber panels appear visually acceptable a condition will be included with the decision requesting samples and details of the timber material to be submitted for approval by the Local Planning Authority in advance of any building work commencing.
- 7.5 The design is considered sound and appropriate for the site and therefore 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

- 7.6 The dwellings along Copse Lane Road are mostly large in size and are situated in generously sized plots. Ivory House is positioned forward in its plot which is mirrored by its neighbour to the east (Woodlands) which is constructed up to the shared curtilage boundary wall but the neighbour to the west (Kingfisher House) is positioned further back in its plot meaning that the position of the terrace would be in line with the front amenity space/driveway of Kingfisher House preventing any significant over-looking into the dwelling itself.
- 7.7 Materials have been selected that permit the view to the front and rear of Ivory House of which there is no neighbouring dwelling present. The materials proposed for the sides which face onto the neighbouring dwellings is proposed to be constructed of a solid timber at 1.7m high which would prevent over-looking when using the terrace and maintain privacy levels between neighbours. Although the works will be in line with Woodlands they will be set away from the shared boundary and coupled with the screening proposed it is considered that the works would have a limited and

acceptable impact only. To the west although the works are in closer proximity to Kingfisher House it is felt that amenity levels would be maintained between neighbours due to the position of the neighbouring dwelling within its plot and that an acceptable distance of 21m would be maintained between dwellings which meets with guidance stipulated in the Borough Design Guide. The proposed screening in place will also reduce the impact caused significantly for the works to be considered acceptable..

- 7.8 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 and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flooding

- 7.9 Although the works are in flood zone 1 it is considered the works would not impact nor cause additional flooding as a result as the ground footprint of Ivory House will not change and the development works are considered moderate in size and therefore acceptable.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and on 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 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/16/00577 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the timber screening to be used externally on two elevations of the terrace have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.  
**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ordnance Survey: Unique Plan Reference Number 00132568-8c8147

Proposed Ordnance Survey: Unique Plan Reference Number  
00132569-791F32

Floor/Roof Plan: Received 05.09.2016

South/West Cross Section of Terrace and Decking: Received 27.10.2016

Proposed Elevation Plan: Drawing No (al) 15 Revised and submitted via email  
30.09.2016

Cross Section of Decking: Received 05.09.2016

Document Showing Photographs of Site and Details of Terrace and Decking:  
Received 06.06.2016

**Reason:** - To ensure provision of a satisfactory development.