
Site Address:	13 Sea Grove Avenue, Hayling Island, PO11 9EU		
Proposal:	Rear roof gable extension incorporating dormer and rooflights. Erection of loggia to rear.		
Application No:	APP/16/00746	Expiry Date:	16/09/2016
Applicant:	Mr & Mrs Dyer		
Agent:	Mr M Critchley	Case Officer:	Tina Pickup
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the east side of Sea Grove Avenue close to the junction with Selsmore Road. It relates to a detached chalet style dwelling that already has rooms in the roof with a small front dormer and half hip side gable ends. The rear projection of the dwelling has a full height roof with hipped end. It is constructed of red brick beneath a plain tiled roof and there is a half width conservatory to the rear elevation. There is a detached garage to the northern side and hardsurfacing to the front for parking for up to 3 cars. The rear is enclosed with 1.8m high close boarded fencing.

To the north is a chalet style dwelling of similar design. To the south is a two storey detached dwelling having a garage set back behind the dwelling on the northern shared boundary with the application site. To the north is a chalet style dwelling of similar design.

2 Planning History

92/52297/002 - UPVC Conservatory to rear., PERM,16/06/1992

3 Proposal

The proposal involves building the existing rear hipped end up to form a gable end incorporating a side dormer in the south roofslope, and a roof light in the south and front (west) roof slope. It is also proposed to demolish the existing conservatory and replace it with a full width loggia having a depth of 2.55m.

During the course of determining the application amended plans have been received omitting the window within the dormer, making it a 'blind' dormer.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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

Southern Water - formal application required for any new connection to the public foul and surface water sewer; suitable disposal of surface water required; possible that a sewer crosses the property - if found during construction works investigation will be required before further works commence.

Officer comment: An informative will be included with the decision referencing Southern Waters requirements

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: 1

Summary: Webb Lane predominantly bungalows so enjoy privacy and not overlooked in garden or bedrooms; gable end window within 10m of boundary; will be obtrusive.

Comment: See comments 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

(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.

(ii) Impact upon the streetscene

The proposed development is largely to the rear so other than the insertion of one additional roof light on the front roofslope will have no visual impact on the street scene.

(iii) Impact upon residential amenity

The proposed development is largely permitted development - the rear hip to gable conversion in built form is p.d - it is the side dormer (which as originally submitted involved a clear glazed opening window) and the use of non-matching materials in the form of mineral cladding that triggers the need for planning permission. Therefore the objectors concern about loss of privacy from the proposed large rear gable window is not something that requires permission. This window is in fact some 18m from the rear boundary (not the alleged 10m) and has a back-to-back separation of some 30m, so in reality the additional overlooking from this first floor rear window would exceed the distances in the adopted Borough Design Guide SPD, 2011 and would be unlikely to cause any material loss of privacy. Given that the area is an established built up residential area where cross garden views are the norm, then the additional first floor window is considered acceptable.

However as originally submitted the proposed side dormer would have resulted in a direct line of sight to the rear of No 15 to the south. The gap between the rear facade and garage of No 15 is directly aligned with the proposed position of the dormer and the privacy of the use of this sitting out area of No 15 would have been compromised. The dormer was needed for head height rather than light, and its profile at the rear of the site acceptable, so the window has been omitted to become a blind dormer. This overcomes the amenity concerns making the proposal acceptable and compliant with policy CS16.

8 Conclusion

The amended plans are considered acceptable and compliant with policy and therefore recommended for planning permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00746

(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 match, in type, colour and texture, those of the existing building so far as practicable, or be as indicated on the hereby approved plans.
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 be carried out in accordance with the following approved plans:

Location & Block Plan Drawing No 1640-101

Survey Site Plan Drawing No 1640-201

Survey Elevations Drawing No 1640-301 rev A

Survey Plans Drawing No 1640-202

Proposed Site Plan Drawing No 1640-400

Proposed Elevations Drawing No 1640-501 rev C

Proposed Plans Drawing No 1640-401 rev C

Reason: - To ensure provision of a satisfactory development.