

Site Address: 20 St Marys Road, Hayling Island, PO11 9BY
Proposal: Single storey rear extension; raise height of existing roof; addition of front and rear dormers including Juliet balcony to rear.
Application No: APP/15/00909 Expiry Date: 15/10/2015
Applicant: Mrs Perkins Team: Team 2
Agent: Mr Curnow Case Officer: Emma Chisnall
Thorns-Young Ltd
Ward: Hayling West

1 Site Description

Around the curtilage of No 20 there is adequate screening made up of hedges, trees and fencing, this would soften the impact of the development when viewed from beyond the site.

None

Single storey rear extension; raise height of existing roof by 1.8m; addition of front and rear dormers including Juliet balcony to rear.

National Planning Policy Framework

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Mr Haskell at No 18 St Mary's Road

Summary: Aspects of the proposal impact on the eastern side of the adjacent property at No 18 in terms of loss of light, visual amenity and sense of overshadowing. It is hoped that such effects will be minimised.

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

(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 proposal will raise the roof height by 1.8m and include a front and rear dormer with a Juliet balcony which will be flush to the rear dormer wall. The extensions will fit in well with the house and both dormers should not impact negatively on the neighbours.

(ii) Impact upon the character of the area

Although there is little evidence of other front dormers in St Mary's Road it is considered that the proposals would look acceptable. The front dormer will be relatively small, traditionally designed, neat, match the original dwelling materials and the design of the house. The house is also partially screened by the curtilage boundary and therefore the front dormer would not make a dominant impact on the streetscene. The back extension and back dormer would not be able to be seen from the front and the raising of the roof would fit in well with other heights of dwellings in the road.

(iii) Impact upon residential amenity

The proposed single storey extension would be well screened and would not cause any significant overlooking, shadowing or loss of residential amenity to either neighbour at No 22 or No 18. The front dormer would not overlook any neighbours as there is adequate space between it and the nearest house.

The raising of the roof and rear dormer will extend the current dwelling to the rear which has raised concern from residents at No 18 regarding losing light in the morning. A site visit was undertaken to No 18 to review the issue of the loss of light and the negative impact to visual amenity. Currently the light in the morning reaches into a spare bedroom, this would be reduced as a result of the development. It is appreciated that there would be some impact on this room, however, the extensions are set off the common boundary and the side window in No.18 gains borrowed light from the applicants side. The room is not a primary room used during the day and it is not considered that the proposals would result in an impact sufficient to warrant a refusal of planning permission.

The application property is set forward (nearer the road) than the existing rear walls of No 18 and No 22. The rear extension would not result in an additional impact on the rear elevation of the neighbours.

Finally the proposed rear dormer would introduce windows and a Juliet style balcony facing the rear. The property to the rear is set approximately 35m off and there would therefore be no significant overlooking to this property. The windows would provide an oblique view to the rear gardens to No.18 and No.22, however any overlooking is considered to be limited and acceptable. The rear Juliet style balcony would not be a step out style balcony and therefore would not result in unacceptable overlooking. A condition is recommended to prevent the use of the roof as a step out balcony.

Overall, the impacts on neighbours amenities are considered to be limited and acceptable.

8 **Conclusion**

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00909

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The external materials used shall match 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 2012.

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

Existing and Proposed Floor Plans and Elevations. Drawing No 8136:15:1
Location Plan Licence Ref: 01893814
Site Plan Licence Ref: 01893813

Reason: - To ensure provision of a satisfactory development.

- 4 The development hereby permitted shall ensure that the rear Juliet balcony will be flush with the rear dormer wall and not be built to allow any access onto the roof area 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.