
Site Address:	10 Sea Front, Hayling Island, PO11 9HL		
Proposal:	First floor rear extension to form level access shower room.		
Application No:	APP/15/01421	Expiry Date:	17/02/2016
Applicant:	Mr Humphrey	Team:	Team 1
Agent:	Family Mosaic Home Improvement Agency	Case Officer:	Emma Chisnall
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Sea Front Road is located in the middle of a terraced block in between retail shops which have residential use above. To the front, No 10 has a ground floor constructed of a yellow brick and a first floor finished with white cladding. To the rear of the dwelling the ground floor has white render and the first floor is constructed of yellow brick. The residents of No 10 are permitted to park on the curb outside of the dwelling at certain times throughout the year and for the rest of the time are required to use off-road parking which is available nearby. There is no amenity space available to the front of the dwelling.

To the rear of No 10 there is evidence that the back has previously been extended at single storey. The design and layout at the back of the shops/dwellings varies and the amenity space is long and narrow and is made up of part hard-surfacing and part lawn. The boundary treatment is 2m fencing along the west elevation and part trellis and part hedging along the east boundary varying in height from 1m to 1.5m.

2 Planning History

98/63378/000- Change of use from shop to living area to exclusively living accommodation- Permitted

3 Proposal

First floor rear extension to form level access shower room.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

Southern Water Comment:

We request that should this application receive planning approval, the following informative is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk'

It is the responsibility of the developer to make suitable provisions for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water in the order

A) Adequate soakaway or infiltration system

B Water course

C Where neither of the above is practicable sewer

Engineering/Drainage, Havant Council Comment:

No adverse comment in regards to this application

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) Impact on occupiers living conditions

- (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 works would allow for a shower room to be built as an en-suite to the existing bedroom.

- (ii) Impact upon the character of the area

It is considered that, as the proposed extension would not be viewable from the streetscene, that the character of the area would not be significantly harmed. Sea Front Road is a terraced block and has a uniform appearance to the front. To the rear however the buildings extend back at different lengths and widths and there is no dominant characteristic. For this reason it is considered that the proposed works would not impact the character of the area negatively. The proposed extension would be built using matching materials to that of the ground floor and would be finished with a white render.

(iii) Impact upon residential amenity

The extension itself is considered acceptable in terms of size and should not cause a loss of amenity to either neighbour due to the position of the extension, the distance left between itself and No 12 and that No 8 and 6 Sea Front Road should not be unacceptably impacted by the proposals. The window proposed to serve the bedroom may cause overlooking into No.12 and should therefore be conditioned to be obscurely glazed with a window retractor fitted, (see section iv).

(iv) Impact on occupiers living conditions

The proposed extension will include the installation of a new window on the west elevation for a bedroom. Although no objections have been received regarding this it is considered that this window, (as it will serve a primary room), would cause a degree of over-looking and potentially a loss of privacy to No 12 Sea Front Road. There is also concern that the levels of light would be restricted in a primary used room and the living conditions of the residents at No 10 would be impacted.

Attempts have been made to establish the use of the rooms at No 12 but they are unable to be determined by the council or agent. A proposal was put forward by the Officer to request that the location of the bedroom and bathroom were swapped; the bathroom would then have an obscure glaze and the bedroom would receive light from the window on the rear elevation without causing over-looking to No 12. However this has been confirmed by the agent that this is not possible due to the needs of the applicant; he is disabled and the cost involved as the works are being funded through a grant.

In order to reach an acceptable solution the agent has requested that the proposed bedroom window looking out to No 12 is obscure glazed and is given a restrictive opening which would allow a moderate view towards the garden. Although this would still potentially impact light levels in the bedroom I refer to an appeal in 2012 reference APP/X1735/D/12/2180246 which was of a similar situation. The development was allowed as the harm caused to the living conditions of any adjoining occupiers, or future occupiers of the proposed development was considered acceptable pending a condition on the permission restricting the opening of the window and ensuring it was obscurely glazed. It is also noted that any future occupier could relatively easily relocate the bedroom and bathroom to improve living conditions.

Therefore the proposed window will be conditioned accordingly and the development can be considered acceptable.

8 Conclusion

No 10 Sea Front Road has adequate amenity space for the proposed extension to the

rear of the dwelling. The space available and design should ensure that there is no unacceptable loss of amenity to the immediate neighbours. The development would have an acceptable impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the Local Plan (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/15/01421 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Plan: Reference Number O1938568
Location Plan: Reference Number O1938567
Existing Ground and First Floor Plan: Drawing No 1
Proposed Ground and First Floor Plan: Drawing No 2
Existing and Proposed Side Elevation Plan: Drawing No 3
Existing and Proposed Rear Elevation Plan: Drawing No 4
Proposed First Floor Construction Side Section Plan: Drawing No 5
Proposed First Floor Construction Plan: Drawing No 6
Reason: - To ensure provision of a satisfactory development.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the west elevation facing No 12 Sea Front shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.