
Site Address:	6 Fishery Lane, Hayling Island, PO11 9NP		
Proposal:	Partial increase of roof height, installation of dormers to east and west elevations and creation of covered area to rear.		
Application No:	APP/15/011113	Expiry Date:	30/11/2015
Applicant:	Mr Hodge	Team:	Team 1
Agent:	Mr Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling which is currently being refurbished and a semi-detached garage. It has a brown tiled pitched roof and a flat roof extension with elevations of red multibrick and white render. The site is level with vehicular access to the front which has an area of concrete with a 4 metre high conifer hedge to the front, a 1.8 metre high fence to the west and a 1 metre high fence to the east. The rear garden has a depth in excess of 30 metres and has grass, a pond, shed and greenhouse with an uncultivated area to the rear. 1.8 metre high fences are the eastern and western boundaries and fencing and mature trees to the rear.
- 1.2 A detached chalet style dwelling is to the east and opposite, a two storey semi-detached property is to the west and a block of flats are to the rear. The area is of medium density with a mixture of detached and semi-detached bungalows, chalet style dwellings and two storey properties of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for a roof extension to the rear of the property incorporating the existing flat roof single storey side extension, providing additional accommodation at first floor level, including raising the ridge height to correspond with the front roof, the provision of two side dormers to the front section of the roof and a canopy to the rear of the property. The pitched roof extension is 6.4 metres in depth, 8 metres in width continuing the line of the existing roof to a ridge height of 5.8 metres. The flat roof side dormers are 2.3 metres in depth, 3.3 metres in width to a height of 1.8 metres (5.35 metres from ground level) and the canopy area is 2.1 metres in depth and 2.7 metres in width.

4 Policy Considerations

National Planning Policy Framework

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

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) Appropriateness of design and impact on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposal would be visible from the public realm, although the property is a minimum of 5 metres from the highway and the new dormers would be situated approximately 10 metres away. The development would result in a reasonable addition to the original volume of the property, with a minor increase in the footprint and it is considered that this can be comfortably accommodated within the extent of the site. The design and appearance of the extension is deemed appropriate in context to the main building and would therefore be considered acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The application site is situated 0.7 metres from the western boundary and a minimum of 1 metre (maximum of 3 metres) from the eastern boundary, with both the neighbouring properties a minimum distance of 4 metres away. There are no new

windows in the rear roof extension element of the proposal and the design of the roof pitches away from the neighbouring properties which would lessen any impact of the development being overbearing. The new side dormers are being installed in the existing roof and due to the potential impact on the adjoining properties, a condition has been recommended for the side windows to be obscure glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed) to protect the privacy of the adjoining neighbours.

- 7.5 It is considered that any perceived overlooking from the first floor window in the rear gable end would be marginal and it is noted that this window could have been added at a later date within the realms of permitted development. It is deemed that the new canopy would not have a detrimental effect on the neighbouring property at number 8 Fishery Lane, and it would not be evident to the property at number 4. The properties to the rear consist of a block of flats and are considered to be a sufficient distance away for any impact to be negligible.
- 7.6 No objections were received with respect to the scheme, it is therefore considered that the proposal is unlikely to appear overbearing and the degree of overlooking has been minimised by the requirement for obscure glazed windows to the side dormers. It is judged the extension would have negligible impact on the properties immediately adjacent to the application site or the properties to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 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/15/01113 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the dormer windows in the roof on the east and west elevations 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.

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

Site and location plan
Existing ground floor plan
Existing first floor plan
Existing elevations plan
Proposed ground floor plan
Proposed first floor plan
Proposed elevations plan
Section plan x 2

Reason: To ensure that the development is completed satisfactorily in all respects and is in accordance with conditions above.