
Site Address:	5 Burdale Drive, Hayling Island, PO11 9PF		
Proposal:	First floor extension with flat roof dormers (revised application).		
Application No:	APP/15/00667	Expiry Date:	10/08/2015
Applicant:	Mr P Sanford	Team:	Team 1
Agent:	Mr I Reed	Case Officer:	Stephen Andrews
	Architectural Planning Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential cul-de-sac on Hayling Island. The property comprises a detached, chalet style property with modest flat roof side facing dormer windows. The gable end of the dwelling fronts Burdale Drive. There is a driveway to the side of the dwelling with detached garage to the rear.

Burdale Drive is characterised predominantly by very similar style detached dwellings with gables facing the streetscene and modest flat roofed dormers to the side.

2 Planning History

APP/15/00353 - Extend existing dormers to west and east elevation to provide additional living accommodation. Refused - 08/06/2015.

3 Proposal

Planning permission is sought to increase the depth of the existing side facing box dormer windows in the east and west elevations. The existing depth of the dormer windows is approximately 3.4m, with the proposed works seeing this depth increased to some 9.6m.

The proposal shows an additional window in the east facing dormer window which would be obscure glazed and would serve an en-suite bathroom.

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

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

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 on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Hayling Island where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The application seeks to increase the depth of the existing side facing dormer windows. The only increase in glazing however, is to the east elevation which shows a new obscure glazed window to serve an en-suite bathroom.

It is not considered that the additional built form of the dormer windows would result in unacceptable harm to neighbour amenity because there is sufficient spacing between the application dwelling and neighbouring properties. As such there would not be unacceptable levels of overbearing or overshadowing.

In respect of the glazing, for the most part this remains as existing. The only change would be the inclusion of an obscure glazed window to an en-suite bathroom. This could be controlled to be retained as obscure glazing by planning condition.

For the reasons set out above It is considered that the proposed development would not unacceptably harm the residential amenities of any of the adjoining neighbours and would accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The dwellings within Burdale Drive are all detached chalet style dwellings that have gables fronting the streetscene and modest side facing, box dormer windows set in from the front and rear elevations. The design of the dwellings gives Burdale Drive a strong characteristic and a sense of cohesiveness in both design, form and appearance; an attractive visual quality within the streetscene.

Policy CS16 of the Havant Borough Local Plan (Core Strategy) (March 2011) requires that all development should demonstrate that its design responds to, draws inspiration from and respects local context and uses the characteristics of the locality to help inform design. This is supported by paragraph 64 of the National Planning Policy Framework, which states that *"permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."* Paragraph 60 backs this requirement by stating that it is *"proper to seek to promote or reinforce local distinctiveness."*

The proposed extended dormer windows would alter the built form of the application dwelling and to some degree alter its current appearance. However, the retention of the box dormer form, albeit closer to the front elevation of the dwelling, would help to retain the current and intended design for the dwelling which is reflected within the street scene. It is considered that this is an important consideration when assessing the impact of the proposal on character.

Having regard to the strong architectural similarity of dwellings within Burdale Drive it is considered that the box dormer form is a significant visual characteristic of the street scene. The intention to extend the box dormer windows would result in a visual difference and to some degree an incongruous built form. However, it is accepted that the government has made strong commitments to allow people to extend their homes and that new development should not necessarily be constricted by existing built form. Although it is right that new development is informed by the existing character of an area.

In this instance an application was submitted previously to extend the existing box dormer and to add a new roof (APP/15/00353). The local planning authority considered this to be a significant and harmful change and refused the planning application. Following the refusal discussion was entered into between the parties and it was considered that a suitable compromise would be to extend the depth of the box dormers and to remove the new roof proposed. It is considered that this offered the additional accommodation desired and enabled the dwelling to retain its important design characteristics replicated within Burdale Drive.

Having regard to the above information it is considered that whilst the development would result in a variance in form and appearance within Burdale Drive, the design principles have been retained. As such the proposal offers an acceptable compromise that accords with the general principles and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

The development by reason of its design and relationship with neighbouring dwellings would on balance respect the character and appearance of the area and would not result in harm to neighbour amenity. As such the application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00667

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used for the extended box dormer windows shall match in type, colour and texture those of the existing box dormer windows.
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 new window shown in the east facing box dormer window hereby approved shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. Any opening in the window shall be set a minimum of 1.7m above finished first floor level.
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 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - 1:1250, date stamped 15 June 2015
Site Plan - 1:500, date stamped 15 June 2015
Drawing Number: Y2014/06/03/03
Drawing Number: Y2014/06/03/04 Rev.A
Drawing Number: Y2014/06/03/05

Reason: - To ensure provision of a satisfactory development.