
Site Address:	16A Manor Way, Hayling Island, PO11 9JH		
Proposal:	Single storey rear and side extensions, extension of roof to create accommodation and insertion of rear dormer.		
Application No:	APP/15/01337	Expiry Date:	26/01/2016
Applicant:	Mr P Tambling	Team:	Team 2
Agent:		Case Officer:	Emma Chisnall
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

16A Manor Way is a large rendered semi-detached property in Hayling Island with first floor rooms within the roofspace. The dwelling is on level ground and has amenity space to the front which is part hard-surfaced for the provision of 2 cars and part lawn. The space between the dwelling and west boundary is significant at 4m wide and the ground is hard-surfaced and currently used as storage. Along the west elevation to the rear there is an existing garage which extends past the rear elevation and into the amenity space at the back of the dwelling which is used as garden space.

The boundary varies in height and materials around the curtilage of the dwelling. To the front of the dwelling there is a mixture of hedging and fencing approx 1.8m high. Along the west elevation there is open, part broken fencing approx 1m high in the south which gets slightly higher to the north with greenery and bushes which help provide some screening. At the back of the dwelling there is part fencing and hedging approx 1.6m high and to the east there is a thin bamboo type screening which is enforced with fencing running alongside it from the boundary line at No 16.

It is considered that within the amenity space there are areas of the boundary which are open and do not provide adequate screening to ensure privacy between neighbours.

The proposal will increase the amount of bedrooms existing at 16A and therefore it will be a requirement for the dwelling to provide 3 parking spaces in total in accordance with the Councils adopted car parking standards.

2 Planning History

GEN/15/00879 Side and rear extension- Advised that design would not be appropriate to be in keeping with the character of the area.

Potentially under permitted development rights the dwelling has extended in the past to the rear west side of the dwelling to create a larger living space.

3 Proposal

Single storey rear and side extensions, extension of roof to create accommodation and insertion of rear dormer.

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

Havant Borough Residential Parking and Cycle Provision SPD 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways Comments:

The Highway Authority has no adverse comment on the application providing the existing vehicular drive is widened to access the new parking space. I would suggest that the Planning Authority condition the provision of three parking spaces plus cycle facilities to comply with HBC Parking Standards.

Hampshire Biodiversity Information Centre

Within 50m/On site - Protected or notable species - Autumn Lady's Tresses and Early Meadow Grass

Comment: The works are affecting existing hard standing areas it is not considered that there would be a significant impact on these species from this development.

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

(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 seeks to demolish an existing out building and extend the rear east side of the dwelling to create a lounge. This will bring the dwelling elevations in line with the existing extension on the rear west side of the dwelling and will mean development is much closer to the boundary line.

The proposal seeks to extend out to the west and bring development within 1m of the boundary line. This extension would run the length of the dwelling and provide a family room, bedroom, shower and utility room at single storey. The final development proposal is to extend the roof of the existing dwelling to build two en-suite bedrooms including a large rear dormer.

The dwelling is located on a plot large enough to accommodate the proposal however a new parking space would be required following the addition of the new bedrooms.

(ii) Impact upon the character of the area

Manor Way has a mixture of dwellings along the road which differ in size, design and age. Without a dominant style and form of housing it is not considered that the proposed design would be out of keeping with the area as a whole. All materials to be used will be matching to the existing dwelling which will help the proposed development look aesthetically and structurally pleasing.

The dormer to the rear of the dwelling whilst rather bulky is considered to be of acceptable design and is positioned well within the roofline to ensure the impact caused from it is minimal. The location of it is considered acceptable due it being set down from the ridge height. It is not considered that the dormer would detract from the character of the dwelling.

The proposed development extending the ridge line will not reflect the existing shape of the opposite neighbour at No 16 and could look out of place. Currently both 16A and 16 Manor Way share a roof which is not matching in shape (16A's is significantly sloped unlike the roof at No 16) so as there is disproportion already established in the design of the connected roof, it is considered that the proposed extension and changes to No 16a would not detract from the existing appearance.

Development to the rear of the dwelling would not be viewable from the streetscene and therefore would not impact it negatively. The rear view of the dwelling is currently rather disjointed and un-even and it is considered that the proposed works would improve the appearance visually.

It is considered that the design of the proposal is acceptable and that the size, position and location of the proposed works would result in a development that is appropriate to its location.

(iii) Impact upon residential amenity

No 16 Manor Way should not be impacted by the side and roof extension to the west as the proposed works would take place away from the common boundary and would

therefore not detract from No 16. However it is noted that No 16 would visually be impacted by the rear east extension for the lounge and the rear dormer. There is an existing out building which spreads along the boundary of No 16a which will be demolished and the proposed replacement is for a single storey extension to be put in its place which would extend to meet the existing rear extension elevation. The proposed extension does not include any windows or doors on the east elevation and therefore No 16 should not be compromised by a loss of privacy or over-looking. Due to the size of the extension it is not considered this would appear over-sized or bulky to the residents of No 16 and as there is an established element of development from the existing out-building it is not considered that the proposed extension would cause significant additional impact.

It is considered that the proposed rear dormer will not cause over-looking or a loss of privacy to the neighbours at No 16 and 18 as there are no windows on the east or west elevation that would cause direct over-looking to either neighbour to the sides of No 16a. The windows would face north and should be obscure glazed to ensure privacy is given to the residents and opposite neighbours these windows would serve en-suite bathrooms. As there are windows already established in the roof elevation it is not considered that on balance the proposed dormer or rooflights would create any additional loss of amenity to either neighbour and can therefore be considered acceptable.

No 16 have a number of windows existing to the rear of the dwelling and although the rear extension will be larger than what is currently in place, it is not considered this would unacceptably impact on light reaching these windows due to the single storey nature of the proposed rear extension.

No 17 Manor Way looks onto 16A as the opposite neighbour and would be able to view the proposed development. The proposal includes the installation of 3 additional windows within the roof elevation for the two proposed bedrooms and the landing. Although this would create a potential cause of over-looking it is considered that No 17 is set adequately away to not be unduly affected or have their amenity space compromised. Both properties are set adequately away from the front curtilage edge and as the road runs in between them this should prevent any loss of amenity.

No 18 Manor Way is a detached house which in part is extended and meets the boundary line which it shares with No 16a. The proposed works at No 16a will involve extending to the west which will bring the elevation of the dwelling closer to the boundary leaving a 1m gap. This distance used to be approx 4m and by reducing this by 3m there is potential concern that this could create an overbearing relationship to No 18. The proposed works would reduce the current windows/door in No.16a from two substantially large windows and a door, to only a single door and one moderately sized window. This change would reduce over-looking and create more privacy between No 18 and No 16A.

Along Manor Way the majority of dwellings are located within close proximity of the boundary line of one another. With this in mind the proposed extension at No 16a would not be out of character in terms of its form and proximity to the boundary. Between both properties there is adequate screening in place and with the reduction of windows etc it is not considered that No 18 would suffer from a loss of privacy. No 18 have extended to the boundary line partly to accommodate the access doorway only. As the rest of the dwelling is set away from the common boundary and the extended No 16A it is considered that there is adequate spacing between the properties and that the proposed development is therefore not unneighbourly to

No.18.

8 **Conclusion**

No 16a Manor Way has adequate amenity space for the proposed extensions, extension of the roof and the rear dormer. The space available should ensure that there is no unacceptable loss of amenity to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of adopted 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/15/01337 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site and Location Plan: Drawing No 01
Existing Ground and First Floor Plan: Drawing No 02
Proposed Ground and First Floor Plan: Drawing No 03b
Existing Elevations Plan: Drawing No 04
Proposed Elevations Plan: Drawing No 05b
Existing and Proposed Roof Plans: Drawing 06

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extensions being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 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 rear elevation dormer facing

north shall be fitted with, to a height of no less than 1.7m above finished floor level, 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.