
Site Address:	12A St Hermans Road, Hayling Island, PO11 9NA		
Proposal:	First floor rear extension; new windows to side elevation. (Revised Application).		
Application No:	APP/15/00458	Expiry Date:	30/06/2015
Applicant:	Mr A Warner	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Stephen Andrews
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling with front and rear eaves level dormer windows. The dwelling has been extended at the rear by way of a single storey extension some 6.2m in depth. The dwelling has a long rear garden enclosed by a mixture of close boarded fencing and hedge screening.

The immediate area is residential in nature comprising of detached and semi-detached dwellings, single storey and two storeys in height.

2 Planning History

APP/15/00092 - First floor rear extension to include Juliette balcony. Withdrawn - 13/04/2015

04/68866/000 - Conversion from garage to living accommodation and single storey kitchen extension. Approved - 27/05/2004

3 Proposal

Planning permission is sought to create a first floor addition over part of the existing single storey rear extension. The proposal includes three windows in the east flank elevation serving a stairwell, bathroom and en-suite respectively. The windows are shown on the plans to be obscurely glazed with top openings only.

The first floor extension would measure 4m in depth, and 4.2m in width (the existing width of the single storey extension). The proposal would see part of the single storey extension extended in height to 6.9m (0.2m below the ridge height of the existing dwelling).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

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

Development Engineer - Highways - No objection

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

The proposed first floor windows in the flank elevation will overlook the garden of 14. No objection is raised to the extension provided that a planning condition is imposed requiring the first floor flank windows to remain obscurely glazed.

Comment:

The request is noted and a planning condition would be attached to a grant of planning permission requiring the windows to be obscurely glazed.

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 and design
- (iii) Impact upon residential amenity
- (iv) Flood risk

(i) Principle of development

The application site is situated within the settlement area of Hayling Island where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character of the area and design

The development as proposed seeks to provide first floor accommodation above part of the existing single storey extension (4m in depth). The existing extension is some

6.2m in depth with the development proposed increasing the height of this extension to 6.9m (0.2m below the ridge height of the existing dwelling).

The proposal is located to the rear of the existing dwelling house and will not be readily visible from the streetscene. Notwithstanding its lack of visibility from the public domain it is considered that the revised design and reduced scale of the rear extension from previously withdrawn application APP/15/00092 is such that it will form a subservient and cohesive element to the existing dwelling house.

The proposal suitably respects the existing character and appearance of the area and that of the host dwelling. The development would therefore accord with the relevant criteria of Policy CS16 of the Havant Borough Core Strategy.

(iii) Impact upon residential amenity

The first floor rear extension would have a depth of 4m and eaves height of 5.3m. The extension would be set in 2m from the shared boundary with 14 St Hermans Road (a detached bungalow) and 4.5m from the shared boundary with 12 St Hermans Road (the adjoining semi-detached dwelling).

The proposal includes three first floor windows in the east flank elevation of the dwelling, however all three would be obscurely glazed, which can be controlled by planning condition. It is considered that the obscure glazing to the windows, which serve a stairwell, bathroom and en-suite, would ensure that there is no overlooking or loss of privacy to neighbours; particularly 14 St Hermans Road.

Having regard to the separation distances and existing built relationship between adjoining neighbours 12 and 14 St Hermans Road it is considered that the first floor rear extension proposed would not, on balance, be unacceptably harmful to neighbour amenity and would not encroach within the 45 degree line for assessing loss of light or overshadowing of ground or first floor windows to either neighbour.

The development would therefore accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy.

(iv) Flood risk

The application site is located within Flood Zone 3 which has a greater risk of flooding. However, it is noted that the development relates to the extension of an existing residential dwelling, with the proposal relating to first floor accommodation above the existing built form of a single storey extension.

As such the development would not result in an increase in built form over and above the footprint of the existing dwelling and would not increase flood risk or the movement of flood water. The use of the property as a dwelling remains and it is not considered that the provision of one additional bedroom results in increased flood risk.

Therefore having regard to the above information the development as proposed would not result in increased flood risk to the application site or neighbouring dwellings or result in increased risk to human life. The development would therefore accord with the purposes of Policy CS15 of the Havant Borough Core Strategy and that of the National Planning Practice Guidance.

8 Conclusion

It is considered that the proposed first floor rear extension would not be unacceptably harmful to the character and appearance of the area or neighbour amenity or result in an increased flood risk. The development is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/15/00458

(A) 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 shall match in type, colour and texture those on the existing building.

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 three first floor windows in the east flank elevation of the dwelling, shown on the proposed elevations plan, 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 openings in the windows shall be top opening only a minimum of 1.7m above finished first floor level measured internally.

Reason: In the interests of the amenities of the occupiers of 14 St Hermans Road 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:

Site/location Plan 1:1250 and 1:500 date stamped 5 May 2015

Proposed First Floor Plan 1:50 date stamped 5 May 2015

Proposed Elevations Plan 1:100 date stamped 5 May 2015

Proposed Section Drawing 1:50 date stamped 5 May 2015

Reason: - To ensure provision of a satisfactory development.