
Site Address:	7 Hollow Lane, Hayling Island, PO11 9AA		
Proposal:	First floor extension and alterations including forming raised gables and dormers to front elevation.		
Application No:	APP/14/00491	Expiry Date:	04/07/2014
Applicant:	Mr Clark	Team:	Team 2
Agent:	Mr N Lewis	Case Officer:	Tina Pickup
	Space & Style Home Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies on the north side of Hollow Lane, at its west end, close to the junction with Beach Road. The property comprises a detached chalet style bungalow set within a modest plot and is the western most one of 3 such chalet bungalows, all being similar i.e. hipped end roof of uniform ridge height with plain tiles. The application site and nos 9 adjacent have a similar footprint with forward gable projection close to their eastern boundaries. These two dwellings are slightly staggered such that nos 9 is marginally forward of the application site whose eastern side elevation is deeper and projects further back than nos 9. To the rear nos 9 has a large flat roof dormer on its eastern half of roof slope. To the west of the application site is a private drive serving two dwellings in a backland position to the north of the application site. Beyond that are the rear elevations and gardens of the two storey dwellings on the eastern side of Beach Road.

2 Planning History

None

3 Proposal

The proposal involves alterations of the roof to create more first floor accommodation. The existing hipped ends would be built up to create gable ends and the forward projection would become a two storey forward projection. Two new dormers would be added to the front roof slope and a roof added to the front porch. The rear roof slope would also include two new dormers and a first floor glazed gable end projection. Almost all of these works are being done above the existing ground floor footprint, with the exception of a small infill at the rear (north-west) corner. The existing ridge height is also being maintained.

It must be noted that considerable elements of the works shown on the submitted plans are in fact permitted development - including the change from hip to gable end and the rear dormers and gable feature. The only element that requires planning permission is the works to the front elevation - the front extension above the existing ground floor projection, front dormers and front porch roof.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: loss of light & outlook to west, south west & south; overshadowing kitchen, patio & garden; overbearing feeling hemmed in.

Comment: Have spoken to the objector explaining that his concerns relate to the elements of the proposal that are permitted development. The issue of space & light & impact on nos 9 was discussed further with the agent and the possibility of adding a half-hipped end was discussed - but the applicant refused to make such an amendment. The only concession offered was to change materials on the east elevation from brick to light coloured cladding which would reflect more light to nos 9. Objector confirmed preference for cladding. Amended plans showing this change were received on 26th June 2014.

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 on residential amenity
- (iii) Visual appearance in street scene
- (iv) Parking

- (i) Principle of development

The site lies within the urban area where the principle of development is acceptable subject to policy and development control considerations.

(ii) Impact on residential amenity

There is only 1m to the eastern boundary with nos 9 and a 2m separation distance between dwellings. Since the site lies to the west of nos 9 then the added mass involved in changing from hip to gable, will result in a more dominant and overbearing side elevation and is likely to result in some additional loss of evening sun to the garden of nos 9. However, as noted above, these works are permitted development and could be implemented without planning permission. Included within the side elevation are two first floor windows shown as obscure glazed and non-opening to comply with the pd regulations. Additional rear perspective plans have been provided by the agent showing the relationship of the proposal with nos 9 in the context of nos 9's own large flat roof rear dormer.

Therefore it is only appropriate to consider the elements that actually require planning permission and their possible impact. The front extension above the forward projection would not itself be detrimental to the amenity of the neighbours at nos 9 - the forward projection does not extend beyond the front facade of nos 9. There is a 1.5m fence dividing the properties and to the front garden area high shrubbery on the boundary. The amended plans show the use of Cedar cladding on the side gable ends, to match the materials proposed for the front. Light coloured cladding would provide more reflective light and lessen the impact to the neighbours at nos 9.

(iii) Visual appearance in street scene

The proposed alterations do materially alter the visual appearance of the dwelling and include the use of more contemporary Cedar cladding (although the existing plain tile roof tiles would continue to be used). Although the chalet bungalow currently forms one of 3 similar the overall ridge height would remain uniform - therefore the height would not dominate in street scene terms. Visually the area is mixed with gable ended semi-detached two storey dwelling on the corner with Beach Road and three storey flat roofed flats opposite. Considering the most visually significant change is that that could be implemented under pd (the hip to gable change), then the other proposed alterations are considered visually acceptable. The design of the front dormers conforms to the Borough's Design Guide and the front alterations are considered acceptable in this mixed area.

(iv) Parking

The property currently has 4 bedrooms and the alterations retain 4 bedrooms. Therefore there is no change to the parking requirements on site and 3 car parking spaces can be accommodated on the front gravelled drive area.

8 Conclusion

The elements of the proposal that require planning permission would not have any adverse impact on either the amenity of the adjacent neighbours or the visual character of the wider area. The proposal is considered to comply with policy CS16 and the Borough Design Guide and therefore planning permission is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00491

(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 roof tiles and brickwork to be used shall match in type, colour and texture those on the existing building. The proposed Cedral Cladding colour shall be a pale, neutral colour unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interests of the amenities of the area and neighbouring amenity, 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 two first floor windows to the staircase landing and the walk-in wardrobe in the east side elevation of the building shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
 - ii) 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.
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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed in the east side elevation of the extension hereby approved at first floor level without the prior written approval of the Local Planning Authority.
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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing plans & elevations Drg No 1032/1

Site Plans; proposed elevations & ground floor plan Drg No 1032/2 received
26 June 2014
Proposed first floor plan Drg No 1032/3
Rear Perspectives

Reason: - To ensure provision of a satisfactory development.