
Site Address:	7 Lime Grove, Hayling Island, PO11 0HS		
Proposal:	Front dormer, rear extension including first floor terrace and protruding lift to rear section of roof (revised application).		
Application No:	APP/14/00951	Expiry Date:	12/11/2014
Applicant:	Mr & Mrs Steele	Team:	Team 2
Agent:	Mr Garland	Case Officer:	Richard Temple
	Jim Garland Architects Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey chalet bungalow, erected in a T-shape with a protruding element to the rear. Dormer windows are located to the front facing roof slope and to the side facing roof slopes of the rear protruding section. To the north of the dwelling is a large pitched roof garage. To the south is a lean to conservatory.
- 1.2 The dwelling occupies a prominent position within the street scene of Lime Grove facing the entrance point it is the first dwelling you see on entering the cul-de-sac. The dwelling is set back from the highway with a lawned section to the front. To the north is a detached chalet bungalow of similar character to that of the application site, a 1.8m fence forms the shared boundary. To the south is a similar dwelling with a 1.8m fence and vegetation forming the boundary. The three dwellings (application site and the neighbouring properties to the north and south) are located on the curve of the cul-de-sac turning point. As a result of this siting all three dwelling are located within triangle shaped plots with the gardens widening as the distance from the house increases, each dwelling faces away from the other.

2 Planning History

- 2.1 APP/13/01059 was approved on 11th December 2013 for 'Pitched roof front dormer and alterations to remaining front dormers; rear extension including terrace at first floor level; new lift shaft to rear'. This application is a revised version of the previous approval.

3 Proposal

The proposal includes:

- 1) Removal of existing front (middle) flat roof dormer and erection of pitched roof dormer (same as the previous approval)
- 2) Removal of existing lean to conservatory and erection of single storey side extension with hipped roof to the southern elevation (same as the previous approval)
- 3) Creation of side dormer roof extension to south elevation for lift shaft and additional flat roof rear dormer roof extension. (amended from previous scheme)
- 4) Rear two storey extension and terrace at first floor (terrace is recessed within the eaves line) (amended from previous approval)

4 Policy Considerations

National Policies

National Planning Policy 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Havant Borough Design Guide 2011

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)

Public sewer on site but not within 3m of extensions

Southern Water

No new walls or foundations are permitted without approval from Southern Water.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

Rights of Way Officer

No comments received

Langstone Harbour Board

No objections to the proposals

FAO Ms L Park / Mr S Lawrence, Chichester Harbour Conservancy

No comments received

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Design
- (iii) Impact on neighbouring residential amenity

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Design

7.3 The main aspects and principle of the proposal have already been agreed by the previous approval APP/13/01059. This report will only address the additional two dormer windows and the amended two storey rear extension.

7.4 The amended two storey rear extension will be the same as approved but for the omission of the bay window at ground floor level. This is not considered to detract from the appearance of the property and as it is located to the rear of the house it will have little impact on the appearance of the dwelling from the street scene.

7.5 The side dormer (which will house the lift shaft) is hidden from view of the street scene and is modest in size. Although it is flat roof which in general the adopted Borough Design Guide is against, it's modest size and discreet location mean it is acceptable in this instance.

7.6 The proposal rear dormer would also have a flat roof but, again is not visible from the street scene. It's flat roof would be in character with the existing dormer windows and it is modest in size, as such it is acceptable in design terms.

7.7 The proposal will be built of materials to match existing, a condition will be imposed to ensure this is carried out. Overall the proposal is considered acceptable in design terms.

(iii) Impact on neighbouring residential amenity

7.8 The impact on neighbouring residential amenity for the majority of this proposal has already been considered under APP/13/01059. Again, this report will only address the additional two dormer windows and the amended two storey rear extension.

7.9 The south facing side dormer is very modest in size and would have no window. Given

this it is not considered it would be overbearing to number 8 Lime Grove or result in loss of light. There are existing dormer windows on the north and south elevations, hence overlooking is not significantly increased.

- 7.10 The rear facing dormer window roof would only face over the host properties' rear garden and provide only an oblique view of the garden of No. 6 given the position of the host property located centrally within the site. The dormer is also modest in size and is not considered to have a detrimental impact on neighbouring residential amenity.
- 7.11 The proposed two storey rear extension is minimal in terms of its length at 1.5m and reduced in size from the existing approval as the bay window at ground floor has been omitted. The only requirement for planning permission in this case is the inclusion of a terrace at first floor level. The extension is centred within the plot and within the rear elevation of the dwelling. Set away from the boundary to the north and south it is unlikely that the proposal would appear overbearing or visually intrusive. The proposal does however include extensive glazing and as mentioned a terrace at first floor level. The terrace is noted to be recessed within the extension with a seating area located under the eaves rather than protruding outwards. This means that walls are located on either side of the terrace concentrating an outlook westwards rather than out to the neighbouring gardens. No dwellings are located to the rear, therefore it is unlikely that the proposal would result in overlooking. The triangle shaped plots again help to reduce the perception of overlooking with the main area of amenity space directed away from the window. The proposal is therefore unlikely to result in a loss of privacy or overlooking.

8 Conclusion

- 8.1 The proposal is considered to meet with the policies outlined in section 4 and as such will be recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00951, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

1305/000 P1, 1305/0100 P1, 1305/0200 P1, 1305/1100 P4, 1305/1101 P4, 1305/1200 P4, 1305/1201 P4 and 1305/1102 P3 received 17th September 2014.

Reason: - To ensure provision of a satisfactory development.