
Site Address:	5 Burdale Drive, Hayling Island, PO11 9PF		
Proposal:	Extend existing dormers to west and east elevation to provide additional living accommodation.		
Application No:	APP/15/00353	Expiry Date:	08/06/2015
Applicant:	Mr P Sanford	Team:	Team 1
Agent:	Mr I Reed	Case Officer:	Stephen Andrews
	Architectural Planning Ltd		
Ward:	Hayling East		

Recommendation: **REFUSE 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

None

3 Proposal

Planning permission is sought to increase the width of the existing side facing dormer windows and add a pitched roof.

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

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 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 width of the side facing dormer windows and add a pitched roof. The only increase in glazing however, is to the east elevation which shows a new obscure glazed window to serve an en-suite.

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 obscure glazed 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 and new pitched roof above would significantly alter the built form and visual appearance of the application dwelling. The development would in effect change the shape, form and massing of the dwelling to a point that would be significantly incongruous within the existing uniform streetscene of Burdale Drive.

Having regard to the strong architectural similarity of dwellings within Burdale Drive it is considered that the proposal would have a significant visual impact to the prevailing character and appearance of Burdale Drive appearing incongruous and visually intrusive to the street scene and ultimately harmful to its distinctive local character.

Having regard to the above information it is considered that the development would conflict with the principles and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and that of the National Planning Policy Framework, 2012; particularly paragraphs 60 and 64.

8 **Conclusion**

The development by reason of its increase in built form, including height and depth, would materially alter the shape and form of the host dwelling. The resulting development would have a significant visual impact on the prevailing character and appearance of Burdale Drive appearing incongruous and visually intrusive to the street scene and ultimately harmful to its distinctive local character. The development would therefore conflict with the principles and objectives of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011 and that of the National Planning Policy Framework, 2012; particularly paragraphs 60 and 64 and as such is recommended for refusal.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/15/00353 for the following reason:

- 1 The development by reason of its increase in built form, including height and depth, would materially alter the shape and form of the host dwelling. The resulting development would have a significant visual impact on the prevailing character and appearance of Burdale Drive appearing incongruous and visually intrusive to the street scene and ultimately harmful to its distinctive local character. The development would therefore conflict with the principles

and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and that of the National Planning Policy Framework, 2012; particularly paragraphs 60 and 64.