
Site Address:	Cherry Hinton, Manor Road, Hayling Island, PO11 0QH		
Proposal:	Two storey rear extension, single storey side extension, loft conversion and boundary walls.		
Application No:	APP/15/00183	Expiry Date:	22/04/2015
Applicant:	Mr M Parker	Team:	Team 2
Agent:	Mrs Grinstead	Case Officer:	Tina Pickup
	Your Home Plans Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Cherry Hinton is a substantial detached dwelling located on the west side of Manor Road, just south of Brights Lane. It is white painted render with a high, fully hipped plain tiled roof and has an attached single storey pitched roof garage to the north, set back the full depth of the house. There is a dropped kerb and vehicular access from Manor Road with a front fence approximately 1.2m high. The highway verge is wide at this point with a grass verge in front of the house. The dwelling is set back some 11m within its own plot and is set in a line of 5 other more modest and lower, detached dwellings, all set in relatively close proximity to each other (separation distances of 3 - 4m).

To the rear of the site is a graveled access drive off Brights Lane that provides access to rear garages and parking for the adjacent dwellings but not the application site. A 1.8m close boarded fence provides the rear boundary treatment. Within the rear curtilage, on the northern boundary, is a long white painted render outbuilding that is shared with the dwelling to the north, Myrtleville House - i.e. the front/eastern half is within the application site and is the garage accessed off Manor Road; whilst the rear/western half belongs to Myrtleville House and is also a garage but accessed off the rear private gravel drive.

The dwelling itself has an approximate 'L' shaped footprint with an old conservatory in the recess in the south-west corner.

2 Planning History

None

3 Proposal

There are several elements to the proposal:

1. A two storey rear extension - this would infill the recess in the south-west corner, squaring off the dwelling. The extension is 4.5m wide by 4m deep. The roof would be hipped and aligned to match the existing, but to prevent an excessive height would include a flat element. The eaves and ridge have been designed to match existing - 5.2m and 8.5m respectively.

2. A single storey side extension in front of the existing garage to the north of the

dwelling - this would result in a full depth extension (8.7m long) by 2.6m wide which would follow the line of the ridge of the garage at 3.3m high with an eaves height of 2.1m. This would be set right up to the boundary with Myrtleville House, but amended plans have been received during the course of determining the application, slightly narrowing the proposal to ensure that the whole development, including eaves overhang and guttering, fall within the application site and do not encroach to Myrtleville House.

3. Conversion of the extended roofspace (by virtue of 1 above) to create 2 additional bedrooms and a bathroom. The original plans showed 2 velux cabrio style roof lights (which open up to create step-out balconies) in the rear roof slope but amended plans have changed these to 'double' rooflights with the bottom section fixed closed.

4. Replacement boundary walls - at the front 1.5m high brick wall with double timber gates to the drive at 1.9m high; and at the rear a 2.1m high brick wall.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - no adverse comment

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No formal letter of objection but the neighbour at Myrtleville House was met and her concerns led to the amended plans - re-notification has taken place and

no objection has been raised

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 streetscene
- (iii) Impact upon residential amenity
- (iv) Highways and parking

(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 extent of the application site/encroachment beyond and rights of access over the rear access were raised informally by the neighbour. Cherry Hinton apparently does not have any right of access over this rear area so the initially proposed rear gate was inappropriate and has been removed from the plans.

(ii) Impact upon the streetscene

The single storey side extension continues the ridge and eaves height of the existing garage, albeit set in slightly to ensure wholly within the application site, and is a suitably low subservient extension. A garage door is shown, although with an internal width of just 2.2m would be too narrow for most vehicles and would be used for storage/bikes etc. The replacement front wall and gates, due to the set back behind the grass verge, would not be overly dominant on the pavement or road. Other nearby dwellings also have high front boundary treatments and as such the proposed wall and gates are considered visually appropriate in street scene terms and compliant with Policy CS16 clause c) and the Borough Design Guide SPD.

(iii) Impact upon residential amenity

The two storey rear extension would approximately align with the rear facade of the dwelling to the south which has just one obscure glazed window in its north elevation facing the application site. This dwelling also has a single storey glazed conservatory close to the shared boundary but this projects beyond the proposed extension and light to it would not be affected.

With respect to the proposed single storey side extension, the existing shared, double length garage, does overhang the garden of Myrtleville House and forms an imposing boundary running almost the entire length of the rear garden. The continuation of this side wall forwards by a further 8.5m as originally submitted, would have continued the encroachment/eaves and guttering overhang over the side path of Myrtleville House, and also included a rooflight serving a wc immediately opposite the kitchen of Myrtleville House.

To relieve the overbearing and imposing effect and un-neighbourly position of the wc window, amended plans have reduced the width of the extension and also re-sited the rooflight to the other roofslope. This has improved the amenity for the neighbour who is satisfied with the amendments. Considering the eaves height, at 2.1m, is only just

above permitted development height for boundary walls, then this aspect of the proposal is considered acceptable - however it is considered necessary to remove permitted development rights for the insertion of windows in this north elevation and roof slope to ensure future protection of amenity.

The proposed roof alterations included 2 velux cabrio style balconies. Due to the size of the dwelling, which is higher and more imposing than the surrounding dwellings, the elevated position of these balconies in the roof, would have led to overlooking and loss of privacy by surrounding residents. The ability to step outside and lean over railings looking down over adjacent gardens was considered to lead to a loss of residential amenity. Therefore amended plans were sought and submitted, revising the roof lights to fixed bottom windows, reducing the perception of being overlooked and as such making the proposal compliant with policy CS16 clause e).

(iv) Highways and parking

The proposals increase the number of bedrooms by 1 from 4 beds to 5 beds - as such the parking requirements remain as 3 on site spaces. This can be provided in the front forecourt area without reliance on the garage, which is too narrow to formally contribute to parking spaces. As such there is no highway objection to the proposal.

8 **Conclusion**

The proposal, as amended, is considered compliant with policy CS16 and the Borough Design Guide SPD and would not result in any harm to the amenity of neighbours and is visually appropriate in street scene terms. As such the proposal is recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00183, 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alterations shall be undertaken to the windows approved within the west roofslope and no additional windows/doors or other openings shall be constructed within the north elevation or west or north roofslope without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of the adjacent property 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:

Block Plan Project No CHE-15REVA Drawing No 01
Existing Elevations Project No CHE-15 Drawing No A101
Proposed Elevations Project No CHE-15REVA Drawing No A102
Ground Floor Project No CHE-15REVA Drawing No A103
First Floor Project No CHE-15REVA Drawing No A104
Second Floor Project No CHE-15REVA Drawing No A105
Roof Plan Project No CHE-15REVA Drawing No A106
Exterior View Project No CHE-15REVA Drawing No A107
Section Project No CHE-15REVA Drawing No A108
Boundary Walls Project No CHE-15REVA Drawing No A109

Reason: - To ensure provision of a satisfactory development.