
Site Address:	8 Staunton Avenue, Hayling Island, PO11 0EN		
Proposal:	Front porch extension and two storey rear extension with new and extended side dormers.		
Application No:	APP/14/01080	Expiry Date:	12/12/2014
Applicant:	Mr Leach	Team:	Team 2
Agent:	Mr Murray	Case Officer:	Tina Pickup
	I J Murray Associates		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached, gable fronted, chalet style bungalow of white painted render beneath a tiled roof, having an attached flat roofed garage to the south. It is located on the west side of Staunton Avenue, which is predominantly characterised by low to medium density residential development of a variety of designs. A grassed verge separates the dwellings on the west side from the metalled element of the public highway, giving a spacious character.

The dwelling is set back from the highway by some 13m with a gravelled drive for the parking of several vehicles. The site has mature high hedging and fencing to its boundaries, including a high evergreen front hedge with solid entrance gates – this makes the site very private. The rear garden has a length of 18m with a 1.8m close boarded fence and hedging on the northern boundary, mature high shrubs and hedge on the southern boundary providing screening to No 10, and to the rear further mature trees and hedges.

The property has an existing rear single storey gable ended extension that sits adjacent a rear conservatory.

2 Planning History

None

3 Proposal

The proposal involves comprehensive alterations to the property:

- Alterations to the front elevation involving bringing forward the existing front lounge recessed window to align with the main front façade; and add a small front extension to the existing w.c. on the northern corner which will have a hipped pitch roof extended across to create a front porch.
- A two storey rear extension: this involves replacing the existing conservatory with an extension enabling the pitch of the roof above to align and continue with the main dwelling, creating a full width gable end. Additional first floor accommodation would be provided, including a rear bedroom with Juliette style balcony/opening doors.
- Adding 3 further dormers to the side elevations of the extended roof – one on the north side, set low down serving the new stairwell; and two on the south side, one serving an en-suite and one a bedroom.

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 Borough Design Guide SPD, 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: 5

Number of site notices: 0

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) Impact on application site and streetscene
- (iii) Impact upon residential amenity
- (iv) Highways

(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.

(ii) Impact on application site and street scene

The proposed alterations to the dwelling do not result in any additional length added – the basic footprint is the same, just reconfigured as the conservatory is replaced and the

front brought forward marginally with the small extension and porch. The most significant change is to the roof, but it follows the line in both eaves and ridge, of the main house and is therefore considered an appropriately designed addition. The proposed dormers are small and will not be visually prominent from the street scene, particularly as the site is well screened. The front alterations maintain the scale and character of the house with the existing plinth details repeated and matching materials proposed. On this basis it is considered that the proposal would not have a detrimental impact on the character and appearance of the application site or the visual amenities of the street scene, and complies with both the Design Guide and policy CS16.

(iii) Impact upon residential amenity

The proposal includes a Juliette style balcony with full length opening doors in the first floor rear elevation (west). The perception of being overlooked from such balconies is often an amenity concern. However, in this case both side boundary's include shrubs and hedges providing a degree of screening. No 6 to the north is set slightly further back; both No 6 and 10 have first floor accommodation with windows in their rear elevations. To the rear the closest property lies in St Thomas Avenue, on a corner plot such that the dwelling is staggered from the application site boundary. The separation distance from the Juliette balcony to the rear dwelling is 18m at an angle. Since there is significant boundary screening, including mature fruit trees, then it is considered that there will be no additional overlooking as a result of the Juliette balcony in this residential area.

The proposed extensions and roof alterations do not add any length to the property and since the roof slopes away from the side boundaries, then the additional bulk is not considered to cause any significant effect on shadowing or overbearing to the occupiers of the neighbouring dwellings. The side dormers proposed are very modest and are unlikely to add to a perception of being overlooked. Whilst the low level stairwell dormer could be obscure glazed, and the ensuite one is likely to be obscured anyway (both conditionable); the dormer serving the bedroom on the south side is the only light to that room. A cross section plan has been provided indicating that the internal floor to cill level of this window is about 2m. As such the ability to view out is restricted and should alleviate any potential overlooking without the need for it to be obscure glazed.

On balance it is considered that the fenestration involved with the proposed extensions will not significantly add to overlooking or loss of privacy to the occupiers of adjacent properties and will not therefore be harmful to residential amenity.

(iv) Highways

As a result of the extensions the property becomes a three bedroomed dwelling requiring 2 on-site parking spaces. There is ample room for in excess of this. There is therefore no highways objection to the proposal.

8 Conclusion

The proposed extensions and alterations are sympathetic to the design of the host dwelling and will not affect adjacent residential amenity. Therefore the proposal is considered to comply with both the Borough Design Guide and Policy CS16 and is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/14/01080

(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 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 stairwell dormer window in the north elevation and the ensuite dormer window in the south elevation of the dwelling 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.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed plans sections and elevations Drawing no A101

Proposed site and location plans plus views Drawing no A102

Existing plans sections and elevations Drawing No A103

Reason: - To ensure provision of a satisfactory development.