
Site Address: 8 Harold Road, Hayling Island, PO11 9LT
Proposal: Front and rear extensions with conversion of roof space above to create living accommodation at first floor level with dormers to front and rear.
Application No: APP/14/00095 Expiry Date: 28/04/2014
Applicant: Mr S Porrett Team: Team 1
Agent: Case Officer: Stephen Andrews
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a detached bungalow on the north side of Harold Road. There is on site parking to the side of the dwelling. At present work is underway for the creation of a front and rear facing dormer window and single storey rear extension.

To the rear of the site is Mengham Park recreation ground, whilst to the south, east and west are residential properties all of which vary in architectural style and form, and include single and two storey dwellings.

2 Planning History

GEN/14/00100 - Proposed loft conversion.

3 Proposal

Part retrospective planning permission is sought for a rear and front facing flat roofed dormer window and single storey front and rear extension with false hipped roof.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - None 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Objection

Dormer takes up whole roof and is an eyesore

Comment:

The dormer is sizeable, however the set in from the sides and height is identical to neighbour 10 Harold Road. The bottom of the dormer, which is greater, would be screened by the single storey front extension which would give it the same appearance as number 10 in terms of scale and appearance.

7 Planning Considerations

- (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 nearest neighbours are 10 and 6, adjacent, and 13 and 11 opposite (to the south). It was noted on the officer site visit that some neighbours on the north side of Harold Road had single storey rear extensions, not dissimilar in scale to that proposed. The height and scale of the rear extension would therefore conform with the general pattern and form of development in the immediate area and would not result in unacceptable levels of overbearing effect or overshadowing.

In respect of the rear dormer window this would probably fall within permitted development entitlement allowed under Schedule 2, Class B. However, the first floor element would look out to the rear, towards Mengham Park recreation ground, with an oblique view of the two adjoining gardens. It is therefore considered that the rear dormer would not result in unacceptable levels of overlooking or loss of privacy.

The neighbours directly opposite are some 25m from the front facing dormer window, which is considered to be an acceptable front to front relationship. This assessment is supported by the varied architectural style in the area which includes single and two storey dwellings on both sides of Harold Road. The front facing dormer would not therefore give rise to unacceptable harm to neighbour amenity, particularly in respect of loss of privacy and overlooking.

The front single storey extension is of a scale and size that would preserve neighbour amenity. It was noted that immediate neighbour 10 Harold Road already had a single storey front extension.

It is therefore considered that the proposed development would not materially harm the residential amenities of the immediate neighbours by reason of overlooking, loss of privacy, overshadowing, overbearing effect and loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The development proposed is relatively large in scale, particularly the front facing dormer window. However the roof dormers and single storey extensions are considered to be suitably integrated with the host dwelling. The roof design of the front and rear facing single storey extensions work to reduce the visual impact of the dormer windows, giving them a reduced appearance, more akin to that of other examples in Harold Road, especially 10. It is therefore considered that on balance the design of the extensions works to visibly scale down the large dormer windows to a point that they would appear more appropriate in terms of scale. This is considered to be a positive design solution that will aid in preserving the varied character and appearance of the street scene.

It is therefore considered that the development would not have an unacceptable impact on the prevailing character and appearance of the area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 **Conclusion**

The development by reason of its scale, design and relationship to immediate neighbours would on balance be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00095

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

Location Plan - 1:1250 - Stamped 7th February 2014

Block Plan - 1:200 - Stamped 7th February 2014

Proposed Ground Floor Plan - 1:50 - Stamped 3rd March 2014

Proposed First Floor Plan - 1:50 - Stamped 28th January 2014

Proposed Front Elevation - 1:50 - Stamped 28th January 2014

Proposed Side Elevation (West) - 1:50 - Stamped 7th February 2014

Proposed Rear Elevation - 1:50 - Stamped 7th February 2014

Proposed Side Elevation (East) - 1:50 - Stamped 7th February 2014

Proposed Roof Plan - 1:50 - Stamped 3rd March 2014

Reason: - To ensure provision of a satisfactory development.