
Site Address: 3 Selsmore Avenue, Hayling Island, PO11 9PB
Proposal: Extensions to north, south and east elevations; first floor extension to provide living accommodation and incorporating increase in roof height and dormer windows. Demolition of existing detached garage and construction of replacement double garage.
Application No: APP/13/01166
Applicant: Mr Wichall
Agent: Mr Critchley
Ward: Hayling East

Expiry Date: 27/03/2014
Team: Team 1
Case Officer: David Eaves

Martin Critchley, Architect

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the east of Selsmore Avenue and is a detached bungalow with a rear double garage. The building is white rendered with plain clay tiles with a pyramidal roof form.
- 1.2 To the northern boundary are trees forming a hedge with chalet style properties fronting Marine Walk beyond. To the east is a bungalow with rear windows facing the site. To the south is a chalet style detached house. The area has a mix of single storey, two storey houses and two storey flats.

2 Planning History

APP/12/01304

Demolition of existing 3 bed bungalow and erection of 1No. pair of 3 bed semi-detached chalet bungalows. Permitted January 2008

APP/11/00025

Extension of time limit for implementation of outline Planning Permission 07/72605/000 for demolition of existing bungalow and erection of 2No. semi-detached chalet bungalows. Refused March 2011

07/72605/000

Outline Application to demolish existing bungalow and erect 2No. semi-detached chalet bungalows. Permitted May 2013

3 Proposal

- 3.1 Extensions to north, south and east elevations; first floor extension to provide living accommodation and incorporating increase in roof height and dormer windows. Demolition of existing detached garage and construction of replacement double garage.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS21 (Developer Requirements)
DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer:

I have no adverse comment on this application providing three parking spaces and cycle storage are conditioned.

Comment: There is adequate on site parking on the long drive and within the proposed garage. The garage would also allow for cycle parking. As the proposal is for an extension, it is not considered appropriate in this case to impose planning conditions in relation to these matters.

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: 14

Number of site notices: 0.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Overlooking/loss of privacy
Garage position

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 the Character and Appearance of the area
- (iii) Impact on neighbouring residents
- (iv) Developer Contributions

- (i) Principle of development

- 7.2 The site lies within the built up area where new residential extensions are considered acceptable in principle subject to other development Control Criteria.

(ii) Impact on the Character and Appearance of the area

- 7.3 The site lies within a mixed area with bungalows, chalet bungalows, houses and flats. The proposal would increase the ridge height of the dwelling. Given the mixed nature of the area the proposed extensions would have an acceptable impact on the character and appearance of the area.

(iii) Impact on neighbouring residents

- 7.4 With regard to the impacts on neighbouring properties, the main impacts are considered to be to the properties fronting Marine Drive, Nos.5 Selsmore Ave and 7a Sea View Road.
- 7.5 The properties in Marine Drive, Aquilo and Selsmore Cottages (inc.1a) have windows facing south towards the application site including first and second floor dormers. The proposal would result in a north flank wall approx 18m from the nearest property. The site has a 1.8m fence to the northern boundary. The re-positioned garage would be sited close to the northern boundary, however, it would be a low building and have a limited and acceptable impact on neighbours residential amenities.
- 7.6 The property to the south No.5 Selsmore Avenue has a flank wall facing the site with secondary and obscure glazed windows facing, this relationship is considered acceptable.
- 7.7 The property to the rear 7a is a bungalow and there would be a degree of overlooking to this property from the first floor rear dormers which would serve a bedroom and bathroom. There would also be a rooflight window serving the bathroom. Conditions are recommended in relation to obscure glazing to the en-suite and either obscure glazing or high level to the rooflight. With these conditions and given the distance between properties approximately 24m, it is not considered that this impact would warrant a refusal of planning permission.
- 7.8 The proposal includes parking in a rear garage with a long existing access drive. The proposal results in the re-positioning of the existing garage closer to the rear boundary, however it would be a low structure with a shallow pitched roof with a maximum height of 3.25m. This is considered an acceptable arrangement and would not result in an unacceptable impact on neighbours.
- 7.9 The application has been amended during the consideration of the application to reduce its size and height as a result of the applicant seeking to reduce CIL liability. This has also had the effect of reducing the impact of the proposed building on the character and appearance of the area.

(iv) Developer Contributions

- 7.9 The proposal would result in a floorspace increase in excess of 100sqm and would therefore be liable to CIL.

8 Conclusion

- 8.1 The proposal is considered acceptable in principle and would have an acceptable

impact on the character and appearance of the area and neighbours amenities. A CIL contribution would be required. Based on the proposed amended floorspace the CIL contribution has been calculated to be £11,300

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01166

(A) 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 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory 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 proposed first floor east facing bathroom rooflight shall have a minimum cill height of 1.7m above finished floor level or be fitted with obscure glazing no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4, and shall be retained in that condition at all times thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The en-suite window at 1st floor level in the east facing elevation of the building 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.

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

Location Plan Drawing No. 201
Block Plan Drawing No.202A
Ground Floor Proposal Drawing No.1347-305 0
Proposed Elevation Drawing No.1347-403 0

First Floor Plan and Section Proposal Drawing No. 1347-306 0
Proposed Garage Drawing No. 1347-303 C
Roof Plans Drawing No.1347-307 A

Reason: - To ensure provision of a satisfactory development.