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Site Address: 183 Southwood Road, Hayling Island, PO11 9PZ  
Proposal: Extension into roof space to allow living accommodation at second floor level for first floor flat with front and rear dormers.  
Application No: APP/14/00105                      Expiry Date: 27/03/2014  
Applicant: Mr Gooch                                      Team: Team 1  
                 Climaur Properties (Southern)  
                 Ltd.  
Agent: Mr Critchley                                      Case Officer: David Eaves  
                 Martin Critchley, Architect  
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The site forms part of a small block of 3 flats/maisonettes. The building is set slightly back in relation to the buildings either side and includes a driveway under the building. The proposal would introduce a new dormer to the front and back.

## **2 Planning History**

APP/14/00256 Demolition of existing row of 3 garages and construction of row of 5 garages. Current Application

## **3 Proposal**

Extension into roof space to allow living accommodation at second floor level for first floor flat with front and rear dormers.

## **4 Policy Considerations**

### National Policies

National Planning Policy Framework 2012

### Core Strategies 2011 forming part of the HBLDF

CS14 (Efficient Use of Resources)  
CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)  
CS17 (Concentration and Distribution of Development within the Urban Areas)  
CS9 (Housing)  
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:**

No adverse comments.

## **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: 22

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) Effect on the character and appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Flood Risk
- (v) Highway issues

(i) Principle of development

7.2 The site lies within the built up area where extensions to residential properties are considered acceptable in principle.

(ii) Effect on the character and appearance of the area

7.3 The proposed flat roof dormers are considered to be appropriately positioned on the roof and would be in proportion with the existing building. There are examples of modest flat roof dormers in the vicinity particularly on the south side of Southwood Road. It is considered that the proposed alterations would have an acceptable impact on the character and appearance of the area.

(iii) Effect on neighbouring properties

7.4 The front dormer would be set well off the nearest properties on the south side of Southwood Road. To the rear the dormer would serve a bathroom and can be expected to be obscure glazed. In any event, the nearest property in Wheatlands Avenue (No.42) is set approximately 40m off.

7.5 The property shares an outside area to the rear with the other properties in the block. It is not considered that the proposal would lead to an unneighbourly impact to neighbouring residents.

(iv) Flood Risk

- 7.6 Whilst the site is situated within flood zone 3, the alterations are at second floor level and no additional bedrooms are proposed within the flat. This being the case there is considered to be no increase in flood risk as a result of the development.

(v) Highway issues

- 7.7 In relation to highway issues, there is ample parking within the site and the proposal does not increase the number of bedrooms. No objection to the proposal has been raised by the development engineer.

## 8 Conclusion

- 8.1 The proposed development is considered acceptable in principle and would have an acceptable impact on the character and appearance of the area and on neighbours amenities. Flood risk would not be increased as a result of the proposal and there are no significant highway implications. The proposal can therefore be recommended for planning permission.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00105 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 License Number 100046837  
Block Plan Drawing Number 202  
Floor Plan and Section Drawing No. 1361-301 Rev A  
Proposed Elevations Drawing Number 1361-402 o  
Existing and Proposed Roof Plans Drawing Number 1361-302 o  
  
**Reason:** - To ensure provision of a satisfactory development.