
Site Address:	23 Staunton Avenue, Hayling Island, PO11 0EN		
Proposal:	Demolition of existing conservatory and garage. Erection of a single storey side and rear extension. Raising of existing roof height.		
Application No:	APP/14/00702	Expiry Date:	29/08/2014
Applicant:	Mr Dancer	Team:	Team 2
Agent:	Mrs Nash	Case Officer:	Bee Crawford
	Thorns-Young Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

Site Description

- 1.1 The application site is a detached bungalow and detached garage which lies to the north of the property. It has a red tiled pitched and hipped roof and elevations of red multibrick and white render. There is open vehicular access to the front of the dwelling and the garden consists of grass, shrubs and a concrete drive leading to the garage. There is a 1.1 metre high fence with brick piers to the western (front) boundary, a 1.5 metre high fence to the southern boundary and a 1.8 metre high fence to the northern boundary. The rear garden is mainly laid to lawn with shrubs, a shed and an area of decking. It is enclosed by a 1.8 metre high fence to the northern and eastern boundaries and there is a 1.8 metre high fence reducing to 1.2 metres to the southern boundary.
- 1.2 A detached chalet bungalow of a similar age lies to the north of the site, with a public footpath providing access to Richmond Close inbetween and a detached bungalow of a similar age, style and design lies to the south. The rear garden of a property in Richmond Close is to the rear of the site and a detached chalet bungalow of a similar age, individual style and design is opposite. Staunton Avenue is a wide thoroughfare and the area is of medium density consisting of a diverse range of detached bungalows, chalet bungalows and two storey dwellings of individual design, style and age range in a generally well spaced streetscene with plenty of visible skyline.

2 Planning History

- 2.1 None relevant to this application.

3 Proposal

- 3.1 The proposal is for the demolition of the existing conservatory and garage and the construction of a single storey integrated side and rear extension incorporating a new garage and raising the height of part of the existing roof. The side extension element is to the north and is 8 metres long, 3.1 metres wide with a pitched and hipped roof to the front 5.5 metre section with an eaves height of 2.4 metres and ridge height of 4.7 metres. The rear 2.5 metre section of the side extension has a flat roof 2.4 metres high with a roof lantern to a height of 3.2 metres. The rear extension element is 5.2 metres deep, 9.8 metres wide with a pitched and hipped roof with an eaves height of 2.4 metres and a ridge height of 6.5 metres. The new roof extends over part of the

existing property excluding the front projection, increasing the overall ridge height by 1.5 metres. The total width of the extension at the rear of the property incorporating the side and rear elements is 12.9 metres.

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

Rights of Way Officer

No response received.

Open Space Society

No response received.

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: 7

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) Appropriateness of design
- (iii) Effect on neighbouring properties

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

- 7.3 The proposed extension would be visible from the public realm, although it would not extend any closer to the highway than the current building line which is approximately 11 metres away from the public footpath to the front. The increase in the ridge height would result in the property being observably taller than the neighbouring properties, albeit the ridge length is 1 metre and the height of the front section of the property is not being increased. There is a line of approximately 13 bungalows all of broadly similar height on the eastern side of Staunton Avenue., but for instance, no. 25 is taller than no. 23 and others close to Richmond Close have larger roofs, including substantial dormers and partial gables. On the western side of Staunton Avenue consist of a greater mix of styles including 2 storey and chalet style detached dwellings
- 7.4 The relationship between the immediate neighbouring properties is such that the extension is unlikely to harm the degree of spaciousness in this part of the street and will preserve visible skyline between buildings to an extent which is in keeping with the spacious character. The design and appearance of the extension is therefore deemed appropriate in context to the main building and is considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.
- 7.5 There is adequate space for parking to meet the Councils standard of 3 spaces

(iii) Effect on neighbouring properties

- 7.6 The proposed new height of the roof will be visible from the neighbouring properties adjacent to the application site, extending some 4m to the rear of no. 21 and 6m behind no.25. However it is fully hipped, with a short ridge length of 1 metre and does not include the front section of the property. It is to be set in 1.9 metres from the southern boundary with the garage of the neighbouring house lying between the neighbouring house and the new roof. The combination of distance and the use of a full hip is such that daylight to the neighbouring windows, and risk of overbearing, are not considered to be significant here.
- 7.7 The northern boundary borders a footpath leading to Richmond Close, with number 21 Staunton Avenue beyond. Given the distance and that closest part of the extension beyond the rear of no 21 would be flat-roofed, it is not considered that this would harm neighbouring daylight or appear overbearing.
- 7.8 In terms of privacy, there are no side windows in the northern elevation and one high level window in the southern elevation which will be partially screened by the existing fence. A condition restricting the provision of any windows in the northern and southern roof slopes of the extension is recommended to limit any risk of overlooking to the properties at number 21 and 25. The property to the rear would not be adversely affected by the proposed extension. Therefore the development is not considered to be intrusive to the properties adjoining the application site and any

perception of overbearing would be minimal.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00702 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 additional windows or other openings shall be constructed within the north and south (side) slopes of the new roof hereby approved without the prior written approval of the Local Planning Authority.
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 shall not be brought into use until a minimum of 3 parking spaces, including the new garage space have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 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:

7092:14:1 Existing and proposed floor and elevation plans
7092:14:2 Proposed roof plan and sections
Location plan
Block plan

Reason: - To ensure provision of a satisfactory development.

