
Site Address:	2E St Marys Road, Hayling Island, PO11 9BY		
Proposal:	Loft conversion with dormers to the west elevation.		
Application No:	APP/13/00849	Expiry Date:	30/10/2013
Applicant:	Mr Page	Team:	Team 2
Agent:	Mr Murray	Case Officer:	Jenna Shore
	I J Murray Associates		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling located in a prominent position on the junction of St Mary's Road and Manor Road. The dwelling is clearly visible from four viewpoints. It has been established as part of pre application advice that the principle elevation is to the north from the side of the gable end out to St Mary's Road rather than to the west onto Manor Road.
- 1.2 To the north is the highway of St Mary's Road with the side facing gable end of a thatched cottage located beyond. To the east is a car park area associated with an antique shop. To the south is the adjoining dwelling, set further forward in relation to Manor Road. Both dwellings have steeply pitched roofs. To the west is a semi detached three storey town house constructed from red multibrick and pitch roof dormers (considered to be part of the original build).

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to erect two pitched roof dormers to the west (side) of the roof slope. The plans also indicate a flat roof dormer to the east (side). This dormer is indicated to be obscurely glazed, fixed shut with the bottom cill above 1.7m. This dormer is therefore considered to be Permitted Development if constructed prior to commencement of the two westerly facing dormers.

4 Policy Considerations

National Policies

National Planning Policy Framework

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
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: 16

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 neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene
- (iv) Parking

(i) Principle of development

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

(ii) Effect on neighbours

7.3 The proposed dormers are located to the west facing elevation looking out over Manor Road. The dwellings located opposite are approximately 35m from the application site. At this distance it is unlikely that the dormer could result in direct overlooking to windows of the dwelling opposite. Mass and bulk are contained at height and centred on the roof slope. The location of the increase in mass is therefore unlikely to result in an overbearing or visually intrusive form of development.

7.4 The dormer to the east roofslope can be carried out as permitted development; in terms of glazing this would require obscure glass, but it is noted that clear glazing here would be unlikely to lead to impact on neighbouring privacy, given the two parking areas which lie behind (east of) this dormer, and the properties beyond this, which are largely commercial but with some upper side-facing windows, albeith the intervening distance between these and the dormer is also a factor which leads to the conclusion that the impact is not so unneighbourly as to warrant refusal.

(iii) Effect on the character of the existing dwelling and the streetscene

- 7.5 The streetscene of St Mary's Road and Manor Road is considered to be inconsistent in terms the size, design and use of materials. There is also little consistency in regards to the use of development with an array of both commercial and residential dwellings in the area. To the rear of the application site is an antique shop and to the south is a used car sales forecourt. Some dwellings particularly those opposite and the thatched cottage to the north do have some design merit and consequently add to the character of the streetscene in this location. The application site and the adjoining dwelling are modern in appearance and consequently stand out in this location. The use of a pitched dormer is considered to mirror the use of pitched dormers to the roofslope of the dwelling opposite. The proposal may therefore add to the appearance of the dwelling and create a thread of design in the immediate area. The design, incorporating a pitch and sited down from the ridge and back from the eaves complies with the design guidance as highlighted within the Havant Borough Design Guide December 2011.

(iv) Parking

- 7.6 The addition of a 4th bedroom would trigger the need for a 3rd parking space, according to the Council's standards. The site contains a parking area to the rear which appears to satisfy this.

8 Conclusion

- 8.1 Due to the siting, scale and design of the west facing dormers it is unlikely that the proposal would result in an adverse impact to neighbouring dwellings. Nor is the proposal likely to result in an adverse impact to the character of the streetscene which is considered to comply with design advice outlined within the Havant Borough Design Guide 2011.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00849 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 drawing number A105 received by the Council 27th August 2013

Block plan, existing elevations and floor plan drawing number A101 received by the Council 27th August 2013

Proposed elevations and floor plan drawing number A102 received by the Council 22nd October 2013

Design and access statement received by the Council 27th August 2013

Reason: - To ensure provision of a satisfactory development.