
Site Address: 116 Sea Front, Hayling Island, PO11 9HW
Proposal: Loft conversion with east side dormer, and rooflights to north and south elevations, two cabriolet style balconies to south elevation redesign and cladding of existing elevations, including new first floor window to east side elevation.
Application No: APP/14/00401 Expiry Date: 10/06/2014
Applicant: Mr & Mrs Sawyer Team: Team 1
Agent: Mr Murray Case Officer: David Eaves
 I J Murray Associates
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies on Hayling Seafront and the property is a large and attractive two storey house with red brick to the ground floor, clay tile roof and tile hanging, render to the first floor and a first floor projecting sun room. There is ample car parking to the front and side of the property.
- 1.2 To the east is a bungalow and to the west a bungalow with rooms in the roof set beyond a wide side garden. the property has a substantial rear garden with a chalet style property beyond to the north.

2 Planning History

02/62608/000 Two storey side extension. Permitted June 2002

3 Proposal

Loft conversion with east side dormer, and rooflights to north and south elevations, two cabriolet style balconies to south elevation redesign and cladding of existing elevations, including new first floor window to east side elevation.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

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: 5

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) Highway implications

(i) Principle of development

7.2 The site lies within the built up area where extensions to residential properties are considered to be acceptable in principle subject to other development control criteria considered below.

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

7.3 The proposals include a change to materials for the building (although this element does not require consent), redesign for front first floor sun room, cabriolet style rooflight/balcony and other rooflights and an east elevation dormer with other window changes.

7.4 Whilst these changes will alter the style of the property in terms of its materials and finishes, however, these amendments are considered to be acceptable. The alterations to the roof including dormer, rooflights and cabriolet balcony rooflights are also considered to have a acceptable appearance.

(iii) Effect on neighbouring properties

7.5 The main impact of the development in terms of neighbours is considered to be to No.114 Sea Front and to 8 Wyborn Close.

7.6 The property to the east No.114 is set relatively close to the common boundary and has two ground floor windows facing the site. the current proposal would result in a new first floor bathroom window and second floor dormer serving a landing and

entrance passage to a bedroom. The agent has confirmed that the dormer windows can be obscure glazed and a condition requiring the three windows to be obscure glazed is recommended. Subject to this the proposals are considered to have an acceptable impact on the residential amenities of the occupiers of No.114. The Cabriolet balcony to the front elevation would allow the opening up of the window to form small balconies, however these would primarily look towards the sea and would only allow angled views across the front of the properties along the Sea Front. Given the size of the balconies this would not in my view result in any significant degree of overlooking.

- 7.7 There are three new rooflights to face north towards 8 Wyborn Close, however, given the distance between properties (approx 33m) and the depth of the garden to No.116, it is not considered that the rooflights would result in unacceptable overlooking.

(iv) Highway implications

- 7.8 In relation to highway implications, the proposal would not appear to result in the creation of additional bedrooms and the site has parking in excess of that required by the Councils adopted residential parking SPD.

8 Conclusion

- 8.1 In conclusion, the proposed development is considered acceptable in principle, would have an acceptable impact on the character and appearance of the area and on neighbours residential amenities. These would be no adverse impact on car parking. Permission can, therefore, be recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00401

(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 The alteration of the building hereby permitted shall not commence until a specification of the types and colours of all external facing materials, including the provision of samples of the external facing materials and finishes to be used for the alterations of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The bathroom, landing and bedroom windows at 1st and 2nd floor levels in the east facing elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) 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.

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

Existing Elevations, views, sections and site plan Drawing Number A101
Location Plans, and Existing Floor Plans Drawing Number A102
Proposed Elevations, views and sections Drawing Number A103 dated 28/05/2014
Proposed Plans Drawing Number A104
Email from Ian Murray dated 28th May 2014
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.