
Site Address:	194A Sea Front, Hayling Island, PO11 9HR		
Proposal:	Loft conversion to allow for living accommodation at second floor level.		
Application No:	APP/14/00295	Expiry Date:	19/06/2014
Applicant:	Mr Snell	Team:	Team 2
Agent:	Mr Galloway	Case Officer:	Daphney Haywood
	Peter Galloway Partnership		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located at the south of Hayling Island, and comprises of an attached dwelling which is one of 4 dwellings converted from a large character property facing the seafront. With the exception of the Seacroft Tennis Club which lies to the north the area is primarily residential.

2 Planning History

none relevant

3 Proposal

- 3.1 Loft conversion to allow for living accommodation at second floor level. The proposal involves the formation of a new gable in the east roof slope of similar size and bulk to the existing one on the adjoining property, but of a more contemporary design, incorporating smoked glass with white render panels. The existing gable is render with dark timberwork. In addition a new roof light would be provided in both the east and west elevations. The works would provide for 2 bedrooms and a bathroom at second floor, forming a 4 bed property. Parking for in excess of 3 cars can be provided on site.

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)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Appropriateness of the Design and Effect on the Street scene
- (ii) Effect on the neighbouring properties

(i) Appropriateness of the Design and Effect on the Streetscene

7.2 The proposed gable would be of contemporary design and therefore at variance to the traditional design of the existing dwelling, however, it follows the form, in terms of bulk and use of render, of the existing gable to the adjoining property and it is set back from the road. It would appear as a contemporary addition but subject to good quality materials would be complementary and as such is not considered to adversely impact the character of the property nor that of the street scene.

(ii) Effect on the neighbouring properties

7. The main impact relates to 198 and 190 Seafront. 198 is attached to the south and the proposed roof alteration will not project forward of the eaves line and will therefore not result in an adverse impact. Regarding No 190 this property lies to the east and whilst the new window will face east, it would be sited in excess of 20m from the boundary providing appropriate separation. It is considered that impact on the neighbouring properties is acceptable.

8 Conclusion

The proposal is considered to be acceptable and should be recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00295

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 building(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction 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 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:

Block Plan drawing PG14/01/B01

Site plan drawing PG14/01/B02Rev F

General arrangements plan drawing PG14/01/P01RevG

Reason: - To ensure provision of a satisfactory development.