
Site Address:	25 Chichester Avenue, Hayling Island, PO11 9EZ		
Proposal:	Replace existing garage with two storey side extension with dormer to front.		
Application No:	APP/14/00166	Expiry Date:	05/05/2014
Applicant:	Mr & Mrs Clements	Team:	Team 2
Agent:	Mr J Burford	Case Officer:	Tina Pickup
	John Burford Architecture & Interiors		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a detached chalet style dwelling located on the west side of Chichester Avenue having a detached pitched roof garage to the north. The dwelling has a steeply pitched plain tiled roof above cream painted render elevations, and is of a distinctive design having unique central pitched gable dormer, a small velux either side of the dormer, two chimneys and supporting brick piers to recessed entrance door. The dwelling is set back from the highway by some 14m and has two entrance gates in the frontage hedge, providing an in-out gravelled drive and parking area.

The area is characterised by a mix of architectural styles, generally two storey detached properties set similarly back from the highway with frontage parking. Immediately to the north is a 1960's style two storey dwelling set slightly further forward than the application site and some 4m from the common boundary - this property has a long single storey rear extension on the northern boundary with windows enjoying the southern aspect towards the application site. To the south is a two storey dwelling set close to the common boundary and having a rear conservatory extension.

2 Planning History

None

3 Proposal

The extensions include demolishing the existing detached garage and replacing it with a two storey side extension incorporating an integral garage and bedroom above, together with a single storey rear projection, a garden room. The side extension measures 4.32m in width; the two storey element has a depth of 9.4m and the single storey rear projection extends a further 5.5m in length having a width of 3.9m. The height of the two storey roof is 7.4m and the single storey element has a pitched roof having a height of 4.1m. The proposal also involves an enlarged and repositioned roof light on the front roof slope.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

and Borough Design Guide SPD, 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 9

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) Principle of development
- (ii) Design & Streetscene
- (iii) Impact on residential amenity
- (iv) Parking

(i) Principle of development

7.2 The site is located within the defined urban area where development is considered acceptable in principle, subject to detailed development control considerations.

(ii) Design & Streetscene

The design solution is sympathetic to the unique architectural style of the host dwelling. The proposed side extension is appropriately subservient with the ridge line stepped down by 0.4m and the steep angled pitch repeated. A front dormer in the

side extension also reflects that of the main roof slope. It is proposed to utilise matching materials. The side extension is sited 1m from the northern boundary with the rear single storey projection stepped slightly in providing a 1.2m gap to boundary. This entire north elevation is proposed with no windows. Overall the design is considered appropriate to both the host dwelling and mixed architectural style of the street scene.

In terms of streetscene and space, the enlarged mass would retain a gap of 1m on one side of the building. The street is generally spacious, with notable separation between two storey buildings. In the current application, the use of a single storey eaves line and offset at the ridge, is considered on balance, to preserve a reasonable degree of spaciousness; there is a similar arrangement at the house immediately opposite. There is also space between the southern side wall of no.27 and its own boundary.

(iii) Impact on residential amenity

The proposed two storey element has a blank gable end with a total height of 7.4m. Nos 27 to the north, has a clear glazed window in the first floor of the side elevation facing the site. However this is set slightly further forward than the apex of the roof of nos 25 and so direct light to this window is likely to be reduced due to the additional height, but not significantly. This window currently has an outlook over the side of the garage roof which is set closer to the boundary than the proposed extension. The gap is currently 0.7m and will increase to 1m making the separation distance between properties 5m - this space about the property will help to alleviate impact on the neighbours to the north.

Similarly the proposed single storey rear extension is set further into the site than the existing garage at a distance of 1.2m. There is a 1.8m close boarded fence with trellis above on this boundary line. The eaves height has been kept to 2.3m with the roof sloping away. This rear element of the proposal extends 5.5m into the garden. Potential for loss of light or overshadowing must be considered and it is noted that the proposal is due south of nos 27. No 27 themselves also have a long single storey extension on their northern boundary, with windows and doors facing south to enjoy this aspect into their garden and facing the application site. The proposal would replicate this pattern of development but with a shorter length and being set off the boundary. Given the overall separation of 5m between the dwellings and the single storey ridge height it is considered the impact on light would not be significant. It is also noted that current temporary permitted development rights allow extensions of up to 8m in length, which could have a greater impact. On balance there is unlikely to be significant loss of light and overshadowing to cause a material harm to the amenities of the occupiers of the neighbouring property.

Provided the north end elevation remains blank with no windows (conditionable) then the proposal would not cause any loss of privacy.

(iv) Parking

The property is and remains a 5 bedroom house. As such 3 parking spaces and cycle storage is required. An integral garage is proposed which is shorter than the recommended 6m length for a garage - however in this instance adequate parking is provided on the large fore court area so the slightly substandard length (4.8m) of garage is not critical, it could still park a more modest car and provide secure cycle storage.

8 **Conclusion**

The proposal is considered a well designed extension that complies with the principles of the Borough Design Guide SPD. The impact on residential amenity is considered to be marginal and hence the proposal is recommended for conditional permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00166

(A)

(B) 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 / doors or other openings shall be constructed within the north elevation of the extension, including its roof, 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 hereby permitted shall be carried out in accordance with the following approved plans:

13/91 1:1250 Location plan
13/91 1:200 Site plan
13/91/01 Existing ground and first floor plans
13/91/02 Existing elevations
13/91/03B Proposed floor plans and roof
13/91/04A Proposed Elevations
13/91/05A Sectional details
13/91/06 Setting out detail

Reason: - To ensure provision of a satisfactory development.