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|-----------------|------------------------------------------------------------------------------------|---------------|-----------------|
| Site Address:   | 24 Laburnum Grove, Hayling Island, PO11 9DR                                        |               |                 |
| Proposal:       | Enlargement of existing rear dormer, new front dormer and hip to gable extensions. |               |                 |
| Application No: | APP/14/01255                                                                       | Expiry Date:  | 26/01/2015      |
| Applicant:      | Mr Edmonds                                                                         | Team:         | Team 1          |
| Agent:          |                                                                                    | Case Officer: | Stephen Andrews |
| Ward:           | Hayling East                                                                       |               |                 |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application property is a detached bungalow with hipped roof. There is a front facing roof light and rear box dormer window. The dwelling has a rear conservatory and single storey side extension and gable fronted porch to the front. There is a large detached garage in the rear garden with vehicular access to the side of the dwelling.

The area is residential in nature comprising largely of a mix of detached bungalows and chalet style bungalows. The dwellings vary in form and design with some dwellings having front facing bow dormer windows.

## **2 Planning History**

00/65791/000 - Single storey side extension. Approved - 21/12/2000

## **3 Proposal**

Planning permission is sought to enlarge the roof of the existing bungalow by creating hip to gable enlargements to both sides. In addition the existing rear box dormer window will be extended from 3.7m in width to 6.6m and there would be the insertion of a front box dormer window.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011  
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

None

## **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: 1

### **Summary:**

- Impact on residential amenity by way of overlooking, loss of privacy.
- Out of character in terms of its appearance in relation to neighbours either side and opposite
- The bulk and massing of the roof would adversely impact the visual amenities of adjoining neighbours
- Loss of view (not a material planning consideration)

### **Comment:**

- Please see section 7 below for detailed response to the objections raised

## **7 Planning Considerations**

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

- (i) Principle of development

The site lies in the built up area of Hayling Island where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

- (ii) Impact on neighbour amenity

The nearest neighbours are adjacent 22 (to the north) some 4m from 24 and adjacent 26 (to the south) some 5m from 24. The bungalows on the opposite side of Laburnum Grove are approximately 28m away, whilst the dwellings to the rear are just some 37m away.

Having regard to the separation distances between immediate neighbours 22 and 26 it is not considered that the alteration of the roof to create two gable ends would result in unacceptable harm to neighbour amenity by reason of overshadowing, overbearing effect or loss of light. The retained space would ensure that sufficient daylight is received to these dwellings, in particular the ground floor windows facing the application site.

Having regard to the separation distance of 28m it is not considered that the inclusion of a front dormer window would be unacceptably harmful to neighbour amenity by reason of overlooking and loss of privacy.

It is noted that the proposal includes the enlargement of the existing rear facing dormer window by some 3m in width. It is possible that this will lead to greater views over the two adjoining dwellings, however this will be an outwards view and is therefore within the realms of acceptability in planning terms.

Beyond the two adjoining neighbours the dwellings immediate to the rear are some 37m away with good screening in between. It is not therefore considered that the development would result in unacceptable levels of overlooking to these dwellings.

It is noted that there has been a letter of objection received raising concern in respect of loss of view and outlook. Whilst loss of view is not a material planning consideration loss of outlook and visual amenity are. However, it is considered that the proposal follows the general pattern and form of development found within Laburnum Grove and whilst different would not result in unacceptable intrusion or visual harm.

It is therefore considered that the proposed development would not materially harm the residential amenities of the immediate neighbours by reason of overlooking, loss of privacy, overshadowing, overbearing effect and loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

It was noted on the officer site visit that Laburnum Grove was characterised by a variety of architectural styles although the dwellings were predominantly bungalows and chalet style dwellings. Roof forms included pitched, with gable ends, and hipped. In addition there were examples of front and rear facing box dormer windows. It is therefore considered that the design of the development would be in keeping with the overall character and appearance of the area.

It is therefore considered that the development would not have an unacceptable impact on the prevailing character and appearance of the area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

## **8 Conclusion**

The development by reason of its scale, design and relationship to immediate neighbours would on balance be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01255

(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 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 - 1:1250  
Site Layout Plan 1:500  
Drawing - 4101/4  
Drawing - 4101/5  
Drawing - 4101/6  
Drawing - 4101/200

**Reason:** - To ensure provision of a satisfactory development.