
Site Address: 16 Bracklesham Road, Hayling Island, PO11 9SJ
Proposal: New pitched roof to allow living accommodation at second floor level, including rooflights and incorporating Juliet Balcony to rear, two storey front extension, and extension to rear balcony including glazed roof and additional screening. (Revised Application).
Application No: APP/13/01126
Applicant: Mr Hewson
Agent: Mr Walker
Ward: Island Design
Hayling East

Expiry Date: 03/01/2014
Team: Team 1
Case Officer: Heather Lealan

Recommendation: **GRANT PERMISSION**

1 Site Description

Bracklesham Road is a residential road located on the edge of the urban area in the south east of Hayling Island. The south east side of Bracklesham Road is characterised by regularly spaced, detached, two storey properties which adhere to a uniform building line. The properties are of a contemporary design originally incorporating flat roofs and crittall windows, however several of the properties have been altered and now incorporate pitched roofs.

No. 16 Bracklesham Road is located on the south side of Bracklesham Road and backs onto the Sandy Point Nature Reserve which is part of the Chichester Harbour Area of Outstanding Natural Beauty. No. 16 incorporates a single storey rear extension, a balcony at first floor level and a garage to the rear of the east elevation.

2 Planning History

APP/12/01123

The application proposed a two storey infill extension to the front elevation, an increase in the depth of the first floor, rear balcony from 1.6 to 2.5 metres and the addition of a pitched roof with windows on the front elevation, 3 roof lights on both the east and west facing roof slopes and the incorporation of a Juliet balcony on the rear elevation. The application also proposed to render all of the elevations- Permitted 21/12/13

3 Proposal

New pitched roof to allow living accommodation at second floor level, including rooflights and incorporating Juliet Balcony to rear, two storey front extension, and extension to rear balcony including glazed roof and additional screening. (Revised Application). This application proposes one change from the previous application in that the open balcony is further glazed to form a covered veranda with only the rear elevation open.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
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

Chichester Harbour Conservancy:

The Local Planning Authority is advised that the Conservancy has no objection to this application.

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: none

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) Appropriateness of design
- (iii) Effect on the neighbouring properties
- (iv) Effect on the character of the Chichester Harbour AONB
- (v) Parking
- (vi) Flood risk

(i) Principle of development

The site is within the urban area, therefore the proposed development is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report and any other material considerations. Furthermore previous planning permission APP/12/01123 concluded that much of the proposed scheme was acceptable, the only

change now being considered is the formation of the covered balcony.

(ii) Appropriateness of design

The 2012 planning permission found that the proposed two storey infill extension to the front of the property was in proportion to the host property. The addition of a pitched roof constituted a departure from the original character of the property, however there are a number of properties within Bracklesham Road which incorporate pitched roofs rather than the original flat roofs, therefore the proposed pitched roof is not expected to appear out of keeping. The revision of the scheme to include a covered balcony is also not considered to be detrimental visually. It is sited to the rear of the dwelling and is to be constructed from glass, a material consistent with the modern design of the proposed scheme.

(iii) Effect on the neighbouring properties

Effect on no. 18:

The proposed two storey infill extension will be visible from no. 18, however its position to the east of the host property will prevent it from having a significant impact on the existing outlook from or amount of sunlight available to no. 18. The extension will not result in a loss of privacy to no. 18 as it does not incorporate any windows in the east elevation.

The proposed pitched roof will be visible from no. 18, however it will not have an adverse impact on the existing amenities as no. 18's west elevation does not contain any primary windows (the main outlook from the corner windows is to the front or rear rather than the side).

The proposed roof light on the east facing roof slope (closest to the front elevation) will be positioned opposite one of no. 18's first floor corner windows, however it will not result in a loss of privacy as it will serve the landing. A condition will be incorporated to ensure that the roof lights serving the bedroom are obscure glazed and be of a type which is not capable of being opened, to prevent a loss of privacy to no. 18.

The revised balcony should be conditioned to incorporate obscure glazing to the side glass screens which will prevent any overlooking of no. 18.

Effect on no. 14

The proposed pitched roof will also be visible from no. 14, however it is not expected to have an adverse impact on the existing amenities as the main outlook from no. 14's corner windows is also to the front or rear rather than to the side (i.e. towards no. 16).

A condition will be incorporated to ensure that the proposed roof lights are obscure glazed and of a type which is not capable of being opened, to prevent a loss of privacy to no. 14.

The revised balcony should be conditioned to incorporate obscure glazing to the side glass screens which will prevent any overlooking of no. 14.

A planning condition was included in the 2012 permission which removed permitted

development rights for windows to be inserted in the side elevations. Since this time the GPDO has been amended and it is now not possible to insert windows above ground floor level in side elevations unless they are obscurely glazed and sealed; such a condition is therefore no longer required.

(iv) Effect on the character of the Chichester Harbour AONB

The site is located on the edge of the urban area therefore the host property is clearly visible from within the Chichester Harbour AONB.

The previous 2012 planning permission acknowledged that the proposed pitched roof will increase the dominance of the host property when viewed from within the Chichester Harbour AONB, however the roof profiles along Bracklesham Road are varied and include a number of pitched roofs of a similar height to that proposed. Given that the proposed pitched roof will be viewed together with other pitched roofs, it is not expected to appear incongruous or overtly dominant.

Chichester Harbour Conservancy raised no objection to the scheme subject of this report but for the 2012 scheme requested the inclusion of a planning condition that the rear elevation at second storey level is finished in brick, tile-hanging or natural timber cladding. It is noted that the use of darker materials would prevent the proposed pitched roof from appearing too stark when viewed from within the AONB. It is therefore recommended that this condition is incorporated again in regard to this revised scheme to ensure that the materials used on the rear elevation are submitted to and approved in writing by the LPA and are of an appropriate colour.

(vi) Parking

The proposal will enable an additional bedroom to be provided at second floor level. A condition can be incorporated to ensure that sufficient parking, in accordance with the Council's adopted residential car parking standards, is provided on the site (three spaces are already available) and is maintained for future use.

(vii) Flood risk

The submitted flood risk assessment confirms that the occupiers of the property and employees of the emergency services will not be put at any additional risk in the event of a flood.

8 Conclusion

The proposal is considered to comply with the requirements of the policies summarised in section 4 of this report, therefore it is recommended that consent is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01126 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 extension hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 4 The roof lights serving the master bedroom within the development hereby permitted shall:-

(i) be of a type not 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 National Planning Policy Framework, March 2012.

- 5 Notwithstanding the submitted plans the balcony hereby approved shall not be brought into use until full height obscure glazed privacy screens have been fixed to the east and west elevations and the privacy screens shall be retained at all times thereafter. The privacy screens shall 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 National Planning Policy Framework, March 2012.

- 6 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Flood risk assessment as submitted for planning permission APP/12/01123
date stamped 29th October 2012

Site plan Ref 01490403 received 8 November 2013

Block plan Ref 01490404 received 8 November 2013

Proposed floor plan received 8 November 2013

Proposed elevations received 8 November 2013

Proposed section received 8 November 2013

Reason: - To ensure provision of a satisfactory development.