
Site Address:	2 Northney Road, Hayling Island, PO11 0ND		
Proposal:	Remodelling of dwelling comprising construction of single, two storey and second floor extensions to east, south and west elevations; recladding, re-roofing and internal reconfiguration.		
Application No:	APP/14/01203	Expiry Date:	14/01/2015
Applicant:	Mrs Dobbin	Team:	Team 1
Agent:	Mr Tyrrell	Case Officer:	Daniel
	MTA Architects Ltd		Gender-Sherry
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Except for No.2 and its immediate western neighbour, No.1, this area of Northney is characterised by traditional, semi-detached, two storey, hipped roofed dwellinghouses.
- 1.2 No.2 Northney Road is located at the western edge of a small residential settlement in Northney, Hayling Island. Unlike all bar one other dwelling in this area, it has three storeys and is located forward from the more consolidated pattern of development to the east.
- 1.3 No.2 is located towards the western edge of a very large plot of land. It has a commanding view of the agricultural fields to the south and sits in parallel, but in front of its closest neighbour to the west, No 1 Northney Road.
- 1.4 It is worth noting that the closest neighbour has recently undergone a major phase of modernisation.
- 1.5 No.2 Northney Road is situated within flood zone 3.

2 Planning History

None Relevant

3 Proposal

This application seeks permission for the remodelling and construction of single, two storey and second floor extensions to the east, south and west elevations; recladding, re-roofing and internal modifications.

4 Policy Considerations

National Planning Policy Framework

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency:

No bespoke comments to make other than that application falls within the scope of their Flood Risk Standing Advice (FRSA). Details can be found at <https://www.gov.uk/flood-risk-standing-advice-frsa-for-local-planning-authorities>

Development Engineer - Highways:

No Adverse comments made

Chichester Harbour Conservancy:

No objection received

County Ecologist:

No objection received

Natural England Government Team:

No adverse comments made

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: 3

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Impact upon the character of the area
- (v) Impact upon the Flood Zone

- (i) Principle of development

The application site is situated outside of the defined urban area; which is defined by

Policy AL2 of the Havent Borough Local Plan (Allocations). Development is normally considered unacceptable when located within the 'non-urban' area of Hayling Island. However given that this application seeks to extend an existing dwellinghouse rather than erect a new one it is considered to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

As noted in the description, this dwelling is located in a highly prominent position due to its forward location, especially when viewed from the east as you travel west along Northney Road. The existing three storey character is being maintained, and through negotiation with the applicant this application seeks to elongate the existing roof, creating a 'cat slide' style roof on the eastern side. This would allow for a side extension that has its eaves at first floor level; resulting in a large internal two storey space. Additionally there would be a vent pipe protruding through the new section of roof on near the northern edge. It is considered that this form of extension would produce the least harm to the immediate area given that the existing roof angle is to simply be extended downwards creating a new usable space underneath for the occupants. It is noted that there are presently three rows of windows in the east elevation; this application seeks to maintain these three rows, albeit by altering the distances between each row.

On the west side there is to be a double width, single storey, flat roofed garage attached. It will sit slightly forward of the existing principal elevation. Due to existing boundary treatment screening, the majority of the proposed garage will be out of sight when viewed from Northney Road. Notwithstanding this, it would be reasonable to see a double garage of this nature attached to the side of such a large dwelling and therefore this element of the proposal is considered to cause little harm to the streetscene.

Alterations to the west elevation are modest in nature, with just a switching of window locations and the removal of an external staircase that currently leads to a rear (north) facing balcony. A balcony located on the north west edge of the dwelling is to remain, but will be access through an internal room on the first floor.

The south elevation fronts onto Northney Road; besides the proposed two and half storey side 'cat-slide' roof topped extension, there is to be a reconfiguration of the windows. While the amount of glazing will increase, it is considered that the sizing will broadly remain consistent with what currently exists and therefore not look too out of place. Additionally when viewed in conjunction with the western neighbour, the amount of glazing proposed could easily be considered acceptable and in keeping.

While the physical alterations will have a clear impact upon the streetscene, it is considered that the proposed change of colour, by way of various cladding materials will have a bigger initial impact upon a person viewing this dwellinghouse. The proposed use of black weatherboarding for the larger part of the vertical elevation walls, interspersed amongst varying shades of grey coloured steel and zinc coverings will certainly have a striking appearance upon the area. It is understood that the applicants colour theme is based around a rustic, rural type structure in order for it to 'weather' after exposure to the elements. There are several examples of other structures in the surrounding area that have a similar colour palette to the proposed which although are smaller in scale, do blend in to the rural environment reasonably well. It is therefore considered that the materials chosen and their respective colours would be acceptable.

(iii) Impact upon residential amenity

Currently, there is a distance of some 43 metres between the eastern edge, and the closest neighbour to the east. After the proposed side extension the distance would drop to 28.5 metres. No neighbour objections have been received from either side and it is considered that the distance, certainly on the eastern side is sufficient to mitigate any harm posed through the increase of bulk on that side.

To the north west is No.1 Northney Road, which is approximately 7 metres away. No.1 has previously been extensively modernised and in similar fashion to the above, has lodged no objection to this proposal. The alterations proposed for the north west elevations are modest in comparison to the east, which is a result of the applicant going through the pre-application process. It is considered that there will not be any significant harm inflicted upon this neighbour as a result of these works.

(iv) Impact upon the character of the area

This dwelling is located within the 'non-urban' area of Hayling Island and it is therefore important to note that the proposed development is considered to be subservient in both scale and bulk to the host dwelling. The main two storey extension element is also located in an area of the site that is already developed (i.e attached to the host dwelling), rather than proposed for a currently undeveloped part of the site. This is of course considered favourable and therefore acceptable.

The Havant Borough Design Guide supplementary planning document stipulates that the angle of the roof should be similar to that of the main dwellinghouse; this proposed extension accords with this criteria.

(v) Impact upon the Flood Zone

No.2 Northney Road is located within flood zone 3, and as such this application has been accompanied by a completed flood risk assessment form; indicating that the proposed floor levels within the development will be set no lower than existing levels.

8 Conclusion

It is considered that due to the distance involved between the host dwelling and the closest eastern neighbour that the fairly substantial side addition and respective window alterations will not cause significant harm, and that the modifications proposed for the west and northern elevations are sufficiently modest to cause no undue harm to the western neighbour.

The most striking impact will certainly come from the choice of proposed materials; principally the choice of black as a staple colour on all elevations. While it is considered that this choice of palette is bold, it is proposed for a building that already stands prominent amongst its surroundings and neighboring properties, albeit for a slightly different reason; that being its size and design. Therefore it is considered that this application seeks to simply remodel an existing, rather bland but large prominent building for a much more modern, thoughtfully extended and boldly coloured building, the additional impact of which is considered acceptable; this is backed up by way of this application receiving no objections by either neighbours or statutory consultees. Therefore it is recommended that permission is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01203 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 development hereby permitted shall not commence until samples and details of all external facing and roofing materials have 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: To ensure the appearance of the development is satisfactory in the context of its prominent location, 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:

Proposed Plans, Sections & Elevations, drawing number 3373/16, received by the Council 17 November 2014

Perspective Views as Proposed, drawing number 3383/17, received by the Council 17 November 2014

Standard Flood Risk Assessment

Reason: - To ensure provision of a satisfactory development.