
Site Address:	17 Meath Close, Hayling Island, PO11 9QN		
Proposal:	Replacement of existing flat roof with a pitched tiled roof with new gable end.		
Application No:	APP/14/00845	Expiry Date:	13/10/2014
Applicant:	Mrs Widdowson	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Richard Temple
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site consists of a flat roof, two storey, semi-detached dwelling with driveway to front and small garden to rear bounding the beach.

2 Planning History

The property itself has had approvals granted for a replacement pitched roof over the main flat roof twice before under 00/58326/003 and 01/58326/004.

Also; neighbouring semi-detached pairs have had similar proposals approved and constructed at:-

15 and 16 Meath Close 11/00236 - Application granted for roof extension to create hipped roof including living accommodation

21 and 22 Meath Close 06/70780/002 - Loft conversion forming new roof and ancillary living accommodation.

3 Proposal

The proposal is for the replacement of the existing flat roof with a pitched gable end roof.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

N/A

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) Design
- (iii) Impact on neighbouring residential amenity
- (iv) Flood Risk

(i) Principle of development

7.2 The site is located within an existing residential area, as such it is considered there is no objection to the principle of development in terms of householder extensions. Previous permissions have established the principle of replacing flat roofs with pitched roofs in the vicinity.

(ii) Design

7.3 The original design of this cul-de-sac was originally flat roofed semi-detached pairs. Grants of permission for number 15,16,18,21 and 22 not to mention the previous permissions granted for this house mean that the nature of the appearance of this close has changed. As such there is no objection to the proposed gable end roof on this property and it is considered to comply with policy CS16.

(iii) Impact on neighbouring residential amenity

7.4 The proposed pitched roof will be visible from no. 16 to the west but will not be visible from number 18, it is not expected to result in a loss of outlook or available sunlight as the primary windows in the neighbouring properties are in the south elevations (to take advantage of the coastal views). It is recommended that no further windows are inserted in the gable end to prevent overlooking of the neighbouring properties. This will be achieved by imposing a condition on a decision should approval be recommended.

(iv) Flood Risk

- 7.5 Given the proposal only includes works to the roof; it is not considered that the development would create a flood risk.

8 Conclusion

- 8.1 The proposal is considered to meet the requirements of the policies set out in section 4 and as such is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00845 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 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 west elevation of the roof hereby approved 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site/Location Plan, Existing Ground Floor, Existing First Floor, Existing Elevations, Section Drawing and Proposed Elevations - all received 18th August 2014

Reason: - To ensure provision of a satisfactory development.