
Site Address: 47 North Shore Road, Hayling Island, PO11 0HN
Proposal: Two storey side extension following removal of existing single storey side extension; two storey rear and single storey extensions including rear balcony following removal of existing conservatory; extensive remodelling of facade including front extension and first floor front balcony also rendering of garage.
Application No: APP/13/01095 Expiry Date: 30/12/2013
Applicant: Mr & Mrs Hick Team: Team 2
 C/O PWP Architects Ltd
Agent: Miss Barratt Case Officer: Rachael McMurray
 PWP Architects
Ward: Hayling West DMC Lead Member

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located on the north side of North Shore Road on Hayling Island. The properties on this side of North Shore Road back onto Langstone Harbour. The streetscene is characterised by large, detached dwellings arranged in a liner row. However, the application site at No. 47 which comprises a detached, two-storey dwelling, is set back further into the plot than other properties on the north side of the road. It has a detached garage situated forward of the main property which sits on the same building line at the neighbouring properties (No's 45 and 49).
- 1.2 The main property has been previously extended to include conservatories on the front and rear elevations. The conservatory at the rear includes a balcony at first floor level with 1.8m high screens at either end to prevent overlooking. The property was originally built with a double width, flat roof garage attached to the west elevation however, this has previously been converted into living accommodation. The detached garage, which was granted approval in 1997, was extended in 2000 to include living accommodation in the roof space.
- 1.3 The property has on site parking for up to 4 - 5 vehicles. There are a variety of boundary treatments which enclose the site including a graduating brick wall on the boundary with No. 45, a 1.8m high wall on the boundary with No. 49 and a sea wall at the rear of the garden which allows a clear view of the harbour. There is also a jetty at the rear of the garden for private boat access.
- 1.4 The neighbouring property at No. 45 comprises a bungalow, whilst No. 49 comprises a two-storey property which has been extended at the rear to include two balconies at first floor and second floor level.

2 Planning History

APP/10/00470

Retention of rear conservatory with the provision of first floor balcony with 1.8m high

obscure glazed screens either side. Permitted.

08/62756/005

Variation of condition 2 of Planning Permission 07/62756/004 to remove 1 month for providing details of side screen and to vary condition 3 to allow 6 months instead of 3 months to erect screens following the agreement of details of the side screen. Permitted.

07/62756/004

Retention of conservatory with balcony above first floor level. Permitted at Committee in July 2007

03/62756/003

Construction of new sea wall. Permitted

00/62756/002

Proposed alterations to existing integral garage to provide ancillary accommodation to include enlarged window to side, (north-east). Conservatory to front (south-east) and retention of slipway to rear and raised sea wall. Permitted.

00/62756/001

Detached double garage with hobby room above to front, replacement screen wall and gates and creation of new access. Permitted.

97/62756/000

Alterations and additions to form attached two bedroom dwelling house and detached garage utilising existing access onto North Shore Road. Withdrawn.

3 Proposal

- 3.1 The proposal comprises several separate areas of development, all of which would contribute to a general update and modernisation of the property. The separate elements of the proposal are outlined below:

i. Removal of the single storey side extension and the erection of a two-storey side extension which reduces down to a flat roof, single storey extension extending across the width of the rear elevation, following the removal of the conservatory. The two-storey side extension would also include a new double height, glazed, circular entrance hall in place of the existing ground floor main entrance. This would also include an oak framed brises soleil above the front door. There would also be a first floor balcony at the rear of the two-storey extension with an oak frame, glass balustrade and overhanging eaves.

ii. Removal of the front conservatory and erection of a two-storey front extension to include a first floor balcony with natural stone walling on the east elevation, The balcony would include a glass balustrade and an oak frame.

iii. Removal of the rear conservatory and erection of two-storey rear extension to include a first floor balcony with an oak frame and glass balustrade.

iv. Render finish to the whole property with a through colour render in Portland stone (chalky off white).

vi. Replace the existing roof of the main property and garage with a zinc standing

seam roof

vii. Replace windows throughout with new grey aluminium argon filled double glazed units

viii. Rendering of existing garage to match the render of the main dwelling

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

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

Langstone Harbour Board:
No objections

Environment Agency:
No objections

Natural England:
No objections

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: 4

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: 2

Two objections have been received from both immediate neighbours to the application site. The points raised are summarised below:

i. The rear extension would compromise the view from No. 49 and reduce light and

sun in the garden at the end of the day.

ii. The family bathroom window on the front elevation should have obscure glazing

iii. The full height, glass circular window on the entrance hall on the west elevation would be intrusive to No. 45. It would also be unsightly and distracting and likely to be fully lit all evening and possibly night. This should be non-glazed to prevent overlooking and light pollution.

iv. The three balconies proposed should include screens at either end to prevent overlooking.

v. The two balconies at the rear are shown alongside a large flat roof area. There is a concern that this could be used as an additional balcony providing views into both neighbouring gardens. The balconies should be completed before first use of the two adjoining rooms to prevent access to the flat roof and use of it for access / sitting out and that the flat roof area is not to be used for sitting or other recreational use.

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 the design and effect on the street scene
- (iii) Impact on neighbouring properties
- (iv) Effect on the adjacent SSSI / Langstone Harbour

(i) Principle of development

7.2 The application site is located in an urban area whereby development is considered to be acceptable in principle, subject to the proposal being assessed against other development control criteria.

(ii) Appropriateness of the design and effect on the street scene

7.3 The design would seek to modernise the property whilst retaining the general scale of the existing dwelling. Previous conservatories and conversions would be removed and the property would have an overall more cohesive flow with matching fenestration and external materials. The circular entrance hall would add an interesting architectural feature which visually connects the forward and rear projecting sections of the property.

7.4 The majority of properties in North Shore Road are large and detached, being set within spacious plots set back from the highway. However, they do vary considerably in terms of external appearances and design styles. The proposed extensions and alterations to No. 47 would not significantly alter the overall scale or height of the property and as such, the dwelling would have no greater emphasis in the streetscene in terms of scale. It would however have more emphasis in terms of its visual appearance due to its updated roof and external materials, but it is considered that this would have a beneficial impact on the visual amenity of the streetscene. The removal of the single storey side extension would also improve the spacing between the dwelling and its neighbour by increasing the gap between the property and the shared boundary with No. 45. This again would have a beneficial impact on the streetscene.

(iii) Impact on neighbouring properties

- 7.5 As the property is positioned behind the rear building line of No. 49, the alterations and extensions on the NE elevation would be visible from the rear outlook and garden of No. 49. The existing conservatory would be replaced with a 5.5m depth extension at ground floor level. The extension at first floor level above this would have a depth of 3.5m however, this would appear as the side facing roof slope if viewed from within the boundary of No. 49. The extension would not be any closer to the shared boundary and given that roof would be only marginally higher than the existing and would slope away from the shared boundary, it is not considered it would significantly affect the rear outlook from No. 49, or be adversely overbearing. No. 49 have raised a concern that the view of the harbour may be affected however, as explained above, the roof would be no higher and would slope away from the boundary, therefore the view of the harbour from the first and second floor balcony and windows within No. 49, would still be retained over and beyond the roof slope as is the case with the existing building.
- 7.6 The application property also sits behind the rear building line of No. 45 North Shore Road and therefore the alterations to the SW elevation would be visible from the rear outlook and garden of No. 45. The existing single storey section on the SW elevation, which sits next to the shared boundary would be removed. This would be replaced with a two-storey side extension with a depth of 14.2m. However, only 9m of this depth would be two-storey height and the actual ridge height would be lower than the ridge of the main section of the dwelling by 0.75m. The extension has been designed more as a one and half storey height structure so only the ground floor SW elevation and roof slope would be visible to No. 45. Furthermore, the extension would be set back from the shared boundary by 3.1m. Overall it is considered that the structure would not have any adverse impact on the amenity of No. 45 in terms of being overbearing or resulting in a loss of outlook.
- 7.7 Concern has been raised with regards to the double height, curved entrance hall which would contain an almost fully glazed facade above ground floor level. Due to the position of No. 47 in relation to No. 49, this glazing area would be angled towards the rear elevation of No. 45, albeit at a distance of 16m (approx.). Concern is raised that the window would result in direct overlooking causing a loss of privacy. Also as it could be fully lit during darkness hours, could therefore result in adverse light pollution.
- 7.8 The existing SW elevation already contains a large flat roof dormer structure with two clear glazed window panes which face directly onto the rear garden of No.45. This matches a dormer window on the NE facing roof slope. The increase in glazing on the curved entrance hall, compared to the level of glazing on the dormer windows, would be likely to give the perception of being overlooked to a greater degree.
- 7.9 At present, it is possible to stand up against the glass on the internal landing and have a direct view over the rear elevation and garden of No. 45. The proposed entrance hall and landing area would differ in that it would not be possible to stand up against the glazing, as the internal landing would be set back to form a balcony which would look down onto the ground floor entrance hall. The position of the balustrade would mean that at the angle where a person would stand on the landing means they would be 3m back from the window, which would reduce the level of overlooking which could occur. If stood at the corners of the landing balcony area, the distance would be reduced however, the overlooking angle would be more acute therefore reducing the potential risk even further.

- 7.10 Taking these points into consideration and that there is an existing window on site which provides an even greater opportunity for direct overlooking, it would be unreasonable for the Council to recommend a reason for refusal on grounds of overlooking, or to impose a condition for obscure glazing which may compromise the design of the entrance hall.
- 7.11 It would also therefore be unreasonable to refuse the application on grounds of light pollution as at present, uncontrolled light pollution could occur from the existing dormer window.
- 7.12 Concern has also been raised with regards to potential overlooking from the proposed balcony areas. The balconies (one on the front elevation and two on the rear), have been designed so that the roof overhangs onto the balcony area to form a canopy in order to restrict views of neighbouring properties. However the roof overhang does not extend down to the floor area of the balcony. So if seated on the balcony, views to the sides would be available though the glass balustrade screen if it was clearly glazed. It would therefore considered reasonable to condition the glazed side sections of the balconies should be obscurely glazed so as to prevent any overlooking.
- 7.13 Concern has also been raised that the flat roof area of the rear extension could be used as an additional balcony or recreational area. It would be reasonable therefore to impose a planning condition to restrict the use of this area for these purposes. Furthermore it would be reasonable to require for the balconies to be completed prior to the use of the adjoining internal rooms to prevent access to the flat roof and potentially resulting a loss of privacy to the neighbouring properties.

(iv) Effect on the adjacent SSSI / Langstone Harbour

- 7.14 It is not considered that the development has an adverse impact on the adjacent coastal setting and the Langstone Harbour Board have confirmed that they have no objection to the development.

8 Conclusion

- 8.1 The proposal would result in an attractive and unique modernisation of the property which would enhance its position within the streetscene and contribute positively to the visual amenity of the area. With appropriate conditions imposed, the impact on the neighbouring properties is considered to be acceptable in terms of overlooking and there is not considered to be any adverse harm caused to the adjacent SSSI or Langstone Harbour. Overall therefore the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01095 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 building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The window at first floor level in the Front / SE elevation to serve the family bathroom 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 the National Planning Policy Framework 2012.
- 4 The front and rear balconies as hereby approved shall not be brought into use until glazed screens of the height and position shown on the approved drawings and of obscure glazing, 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. and shall remain in situ at all times thereafter.
Reason: To safeguard the privacy of the occupiers of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Beyond those areas marked on the approved drawings as balconies, the flat roof of the single storey rear extension hereby approved, shall at no time be used as a balcony area for standing or sitting out or for any other purpose.
Reason: To safeguard the privacy of the occupiers of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The two balconies at the rear of the property as hereby approved shall be completed prior to the use of the adjoining internal rooms.
Reason: To safeguard the privacy of the occupiers of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, site location and block plan - Drwg No. 1100 A
Existing and proposed GF plans - Drwg No. 1210 A
Existing and proposed FF plans - Drwg No. 1211 A

Existing and proposed SE and SW elevations - Drwg No. 1310 A
Existing and proposed NW and NE elevations - Drwg No. 1311 A
Existing and proposed street elevations - Drwg No. 1312 A
Existing and proposed roof plans - Drwg No. 1212 A
Front perspective - Drwg No. 1600 A
Rear perspective - Drwg No. 1601 A
Design and Access Statement - 1 November 2013
Internal Hall Perspective - Drwg No. 1604 A
Internal Hall Plan - Drwg No. 1603 A

Reason: - To ensure provision of a satisfactory development.

Appendices:...