
Site Address: 12 Bracklesham Road, Hayling Island, PO11 9SJ
Proposal: First floor front extension; new pitched roof and first floor east elevation window and ground floor west elevation window;; to allow conversion of 2No. existing flats into 1No. 3 bed house.
Application No: APP/13/00910
Applicant: Mr & Mrs Blanch
Agent: Mr McCulloch
Ward: Hayling East

Expiry Date: 12/11/2013
Team: Team 1
Case Officer: Heather Lealan
Brownlee McCulloch Architects

Recommendation: **GRANT PERMISSION**

1 Site Description

No.12 is a detached dwelling house located on the southern side of Bracklesham Road. Seafarers Walk runs to the south of the rear garden and beyond that is Sandy Point Nature Reserve. This section of Bracklesham Road consists predominantly of two storey detached dwelling houses which vary greatly in style, design and external finishes.

The property has an attached single garage and hardstanding for further parking to the front of the site.

2 Planning History

Gen enquiry with regard to need for planning permission to convert the two flats back to a single dwelling house. Advised that planning permission would only be required for any external alterations.

3 Proposal

First floor front extension; new pitched roof, first floor east elevation window and ground floor west elevation window; to allow conversion of 2No. existing flats into 1No. 3 bed house.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS9 (Housing)

Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

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

5 Statutory and Non Statutory Consultations

Environment Agency-

No bespoke comments

Comment: This application decreases the number of individual units of site and does not increase the footprint of the habitual accommodation within the site.

Access Officer -

No concerns

Building Control-

Bin storage to be provided. All habitual rooms will require windows suitable for means of escape

Development Engineer-

No adverse comment

Waste Services Manager -

No comments

Crime Prevention -

No comments

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: One

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

(a) I request that the first floor east elevation window must be of the highest opaque glass and the opening of this window is such as to maintain privacy to the ground floor bed room at 14 Bracklesham Road.

(b) I also request that the addition of a pitch roof is kept to the minimum height, in order to keep the loss of light to a minimum.

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) Effect on the character and appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Adequacy of parking

(i) Principle of development

7.2 In terms of the principle of the development, the proposal does result in the loss of one housing unit and this could conflict with the requirements of policies CS9 and CS17. However, as the property was originally built as a single dwelling house, it can be converted back into a single planning unit under the dwelling's permitted development rights. As such, it is only the proposed external changes that require planning permission. After taking consideration of permitted development legislation, it is concluded that the principle of the conversion of this property into one planning unit is acceptable.

(ii) Effect on the character and appearance of the area

7.3 This scheme proposes the introduction of a pitched roof, first floor front extension, a first floor window and a ground floor window. The insertion of the windows will not impact the appearance of the dwelling or the visual amenities of the street and the proposed first floor front extension is acceptable in terms of appearance.

7.4 The existing design of the building, in particular regard to the flat roof, is modern with a deco influence. However, this scheme to introduce a pitched roof would not be detrimental and out of keeping with the overall design of the dwelling house and wider streetscene to such an extent to warrant the refusal of this application. It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

(iii) Effect on neighbouring properties

7.5 The height of the pitched roof is acceptable and will not have an overbearing impact on the amenities of the occupiers of either of the adjacent dwellings. The new window proposed at first floor level within the eastern elevation should be conditioned as shown on plan to remain as obscurely glazed with top light opening only. The window within the eastern elevation of the proposed first floor extension will not be detrimental due to its location and separation distance from the adjacent dwelling. The window proposed with the ground floor of the western elevation could be installed within the dwelling's permitted development rights and furthermore will not create any issues of overlooking due to height and existing boundary treatment.

7.6 It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

(iv) Adequacy of parking

- 7.7 The proposed development would not lead to the loss of existing parking to the front of the house or garage and would meet the normal requirements in relation to car parking provision.

8 **Conclusion**

- 8.1 In conclusion the proposal is considered to be acceptable subject to planning conditions and should be granted consent

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00910 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 bricks to be used in the exterior of the development hereby approved 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 Construction of the extensions hereby permitted shall not commence until samples and details of all external 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The new window hereby permitted at 1st floor level in the east elevation of the building shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;
 - 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 the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement received 12 September 2013

Existing Floor Plans Drg.No 1321/02 received 12/09/2013

Existing Elevation Drg.No 1321/03 received 12/09/2013

Proposed Floor Plans Drg.No 1321/04 rev A received 12/09/2013

Proposed Elevations Drg.No 1321/05 rev A received 06/11/2013

Reason: - To ensure provision of a satisfactory development.