
Site Address:	15 Culver Drive, Hayling Island, PO11 9LX		
Proposal:	Loft conversion to allow for living accommodation at second floor level incorporating rooflights and Juliet balcony to south elevation.		
Application No:	APP/14/00083	Expiry Date:	01/04/2014
Applicant:	Mr Thatcher	Team:	Team 1
Agent:		Case Officer:	Penny Ware
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Culver Drive is a quiet residential street located in the south east of Hayling Island. The majority of the properties in the street are detached and set back from the front of the plot, giving the street an open character. No. 15 is a large two storey, detached property with a detached garage to the west, a porch to the north and an area of raised decking and a swimming pool to the rear (south).
- 1.2 The land within the site varies in gradient, with a decrease in gradient towards the south of the plot. The land to the rear is laid to lawn. A mature hedge lies along the west boundary and to the majority of the southern (rear) boundary.

2 Planning History

09/50872/005

Erection of detached double garage and porch.

Permitted 4/3/2010

06/50872/004

Outline application for 1No. new dwelling. (Revised application). Refused 15/9/06

06/50872/003

Outline application for one new dwelling. Refused 21/4/06

05/50872/002

Single storey extension to the west elevation. Permitted 8/2/06

04/50872/001

First floor extension and part two storey/single storey extension with balcony above to south elevation.

Permitted 2/2/05

04/50872/000

Land adjacent to 15 Culver Drive, Hayling Island, erection of 2 No. 2 bedroom bungalows with linked garages.

Withdrawn 17/12/03

3 Proposal

- 3.1 The application is for a loft conversion to allow for living accommodation at second

floor level incorporating rooflights and Juliet balcony to south elevation.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No adverse comments were received.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: N/A

Comment: n/A

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

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable subject to development control criteria (considered below).

(ii) Appropriateness of Design

- 7.3 The plans submitted propose alterations to provide living accommodation at second floor level within the existing roof space of the property. External alterations comprising the introduction of 6 new rooflights (3 to each of the original north and south facing primary roofslopes to the property), with a new high level opening to the rear facing gable end (southern elevation) incorporating a new window/door set with juliet balcony.
- 7.4 The overall impact of the development proposed is small in scale and designed to sympathetically reflect the existing gable end. As such it is considered to be acceptable and appropriate.

(iii) Effect on the neighbouring properties

- 7.5 The main impact from the development proposed is considered to be to Numbers 17 (to the East) and Number 13 (to the North).
Number 17 is a detached bungalow benefiting from an existing single storey rear extension which extends to a point approximately in line with the rear elevation of number 15. It is considered that the new opening (window/door set) proposed to the second floor gable end of the property would not afford any significant additional overlooking to the neighbouring property when compared to the existing full width balcony to the first floor south elevation of the property. The rooflights proposed are all small in size and set high within the existing roofslopes to minimise visual impact and to prevent overlooking.
- 7.6 To the north lies number 13, a detached bungalow with an attached single garage to the rear. The southern elevation of number 13 contains a recessed front door, two separate windows serving a bathroom (obscure glazed) and a kitchen, and a secondary rear access door. The high level rooflights proposed are set high within the original north facing roofslope of the dwelling and are small in size to prevent overlooking and minimise any visual impact. As such it is considered they do not impact adversely on the amenity of this neighbours residential amenity.

8 Conclusion

- 8.1 The scale, position and design of the proposal satisfies the requirements of Policy CS16 of the Local Plan and as such is considered to be an appropriate form of development.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00083

(A) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, Site Plan, Proposed New Attic Room Drawing Number 01

Floor Plans Drawing Number 02

Elevations Proposed (West and South) and Section Drawing Number 03

Elevations Proposed (North and East) and New Roof Plan Drawing Number 04

Reason: - To ensure provision of a satisfactory development.