
Site Address: 38 Salterns Lane, Hayling Island, PO11 9PJ
Proposal: Two storey rear extension following demolition of conservatory; new entrance porch with balcony above; raise roof height to allow living accommodation at first floor level with dormer to east elevation. (Revised application).
Application No: APP/13/01254 Expiry Date: 14/02/2014
Applicant: Mr D Allen Team: Team 1
Agent: Case Officer: Rachael McMurray
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application is located in a residential road in Hayling Island. It comprises a detached, hipped roof bungalow set back from the highway with on site parking to the front. There is a lean to at the rear of the property and a double garage located at the rear of the garden.

The character of the street scene is mixed with the neighbour at No. 40 comprising a two-storey dwelling and the neighbour at No. 36 comprising a chalet bungalow with a high ridge and side facing dormer windows.

2 Planning History

APP/13/00217

Raise roof height to allow living accommodation at first floor level with dormer to east to east elevation. Approved.

3 Proposal

This is a revised proposal of the previously approved scheme - Planning Permission APP/13/00217

The proposal still includes the raising of the ridge height and a dormer to the east elevation however, the changes between the existing approval and the current application are:

- i. Change of dormer on east elevation from pitched to flat roof.
- ii. 3no. additional roof lights on the west elevation.
- iii. 2no. additional glass block windows in the west elevation
- iv. New glazing in porch and balcony at first floor level above porch.
- v. Removal of conservatory and erection of a two-storey rear extension of 1.5m in depth and a continuation of the approved extended roof.

4 Policy Considerations

National Policies

NPPF

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

None required.

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: 6

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) Appropriateness of the design and effect on the streetscene
- (iii) Impact on the neighbouring properties

(i) Principle of development

7.2 The site is located in a defined urban area whereby development is considered to be acceptable in principle subject to other development control criteria.

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

7.3 A flat roof dormer would not relate as well to the main property as a pitched roof dormer however, it would appear less bulky and as it would be set back halfway along the roof slope, would not be highly visible. The additional roof lights and windows are not considered to have any adverse impact.

7.4 A precedent for the provision of a balcony above the porch has not been made within Salterns Lane. However, it would not necessarily result in any visual harm either as the dwelling is set back from the highway and would be fairly modest in scale with glass screens which would match the glazing on the main dwelling. The streetscene is very mixed in styles and designs and therefore the balcony would not be out character with any specific uniformity or character.

(ii) Impact on the neighbouring properties

- 7.5 In terms off the balcony, this would not be visible to No. 40 which sits closer to the highway. It would afford views on the side elevation of No. 40 however, there are no windows in the side elevation and it would not afford views of the rear garden so private amenity space would be protected. Views of No. 36 would also be provided but again, this would only be over the front driveway which is already visible with the public realm.
- 7.6 With regards to the rear extension, this would result in an additional 1.5m depth at the rear of the dwelling with the continuation of the raised roof. The rear elevation of No. 40 is angled away slightly from No. 38 and therefore the extension would meet the 45 degree test and not be highly dominant in terms of visual impact. With regards to No. 36, the increased depth would mean that the two properties would have the same building, although the rear building line of No. 36 is a conservatory. The extension would still meet the 45 degree test from the first floor rear facing windows and would not have a significant impact on the conservatory as it would not impede past its rear elevation. Overall the increase in depth is considered to be acceptable.

8 **Conclusion**

The proposed changes are considered to be acceptable and the application is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01254 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 external materials to be used 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 The bathroom windows at first floor level in the east side elevation of the extension hereby approved 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; and
 - 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.

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

Existing and proposed floor plans and elevations, section , site plan and location plan. Drwg No. DJA/001 Rev A

Reason: - To ensure provision of a satisfactory development.