
Site Address: 82 Church Road, Hayling Island, PO11 0NX
Proposal: Loft conversion incorporating raised roof height and new pitched roof.
Single storey rear extension with extension of roof above.
Application No: APP/14/00072 Expiry Date: 27/03/2014
Applicant: Mr M Greeman Team: Team 1
Agent: Case Officer: David Eaves
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the east of Church Road. The existing building is a white painted rendered building with brick detailing and concrete tiles. The property has a long relatively narrow rear garden which includes existing outbuildings.
- 1.2 To the north of the site is a two storey property with a single storey side addition. This property is a children's home. To the south is a chalet style dwelling with a garage set closest to the application site. This property has a north facing dormer window facing the application property.

2 Planning History

None relevant

3 Proposal

Loft conversion incorporating raised roof height and new pitched roof. Single storey rear extension with extension of roof above.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)
DM9 (Development in the Coastal Zone)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer:

No adverse comment.

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) Effect on the Character and Appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Flood risk issues
- (v) Highway/parking issues

(i) Principle of development

7.2 The site lies within the built up area where residential extensions are considered acceptable in principle subject to other development control criteria.

(ii) Effect on the Character and Appearance of the area

7.3 The proposal would incorporate a gable to the front elevation. The dwelling is set back further in relation to Church Road than No. 84 which is full two storey height and relatively prominent in the street scene. There are trees to the frontage which would partly screen the new development. The extensions would have a limited and acceptable impact on the character and appearance of the street scene.

7.4 The area is mixed in terms of dwelling types and heights, in this context it is considered that the proposals would have an acceptable appearance and would not be harmful to the character of the area.

(iii) Effect on neighbouring properties

7.5 The main impacts from the development are considered to be to No.84, 84A and 80 Church Road.

7.6 No.84 is to the north of the site and provides children's accommodation. This building has been extended to the south by a single storey extension. The main building is set well off the boundary with some rear windows in a single storey rear extension facing

the application site. The side extension to No.84 is set close to the common boundary and includes 2 side bathroom windows. There would be 4No. rooflights facing No.84. Two rooflights would serve a bathroom and en-suite and should be obscure glazed. A third window would serve a staircase and would not provide direct views. The fourth window would serve a bedroom and would face the extension to No.84. There would be a high level ground floor kitchen/dining window facing No.84, however if an appropriate cill height of 1.75m from finished floor height is achieved this should not result in additional impacts on residential amenity. Subject to suitable planning conditions it is considered that there would be no significant overlooking to No.84 as a result of the proposed development.

- 7.7 The proposals would result in an additional mass and bulk to the south of No.84 and would result in some limited loss of light particularly to the rear garden area. This is limited by the 'chalet' style of the proposed extension with the roof sloping away from the common boundary. It is not considered that the proposals would result in an impact on No.84 that would be sufficient to warrant a refusal of planning permission.
- 7.8 No. 84A is set well off the proposed extension (approximately 28m), whilst there would be a new bedroom window facing this property the distance between properties and an outbuilding to the side of No.84A reduce any potential impact to an acceptable level.
- 7.9 No.80 lies to the south of the application property and therefore there would be no loss of light to this property. There would be 4No. rooflights facing No.80, 2 would serve bedrooms and 2 would serve a hall. No.80 is set off the common boundary by a drive and side garage. There is a dormer window in this property facing the application site. It is considered that to avoid the possibility of overlooking the proposed rooflights should be obscure glazed or high level and a condition is therefore recommended. Subject to this the impact on No.80 is considered to be limited and acceptable.

(iv) Flood risk issues

- 7.10 The site is with flood zones 2 and 3 and a flood risk assessment has been provided which indicates that flood resilience measures will be incorporated into the design of the development. It is noted that the development will provide first floor accommodation where none exists at present and this would provide a temporary refuge in a flood situation.

(v) Highway/parking issues

- 7.11 The proposal would result in a total of 5 bedrooms at the site requiring a total of 3 car parking spaces under the adopted residential parking standards.
- 7.12 Car parking can be provided within the front garden area which is already mainly hard surfaced to provide this level of parking. No objection has been raised from the Development Engineer with regard to this development.

8 Conclusion

- 8.1 In conclusion the principle of development is considered to be acceptable. The proposal would have an acceptable impact on the character and appearance of the area and on neighbours residential amenities. Flood risk issues have been considered and parking can be provided to accommodate the needs of the extended property. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00072

(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 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings other than those hereby permitted shall be constructed within the first floor north and south facing elevations 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.
- 4 The ground floor north facing kitchen/dining room window shall have a minimum cill height of 1.75m above finished floor level.
Reason: To protect the amenities of adjoining residential 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 All the rooflight windows at 1st floor level in the south facing elevation of the building shall:-
 - i) either be constructed with a minimum cill height of 1.75m from finished floor level, or
 - 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, and be fixed shut or fitted and maintained with restricted openers as may be approved in writing by 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.

- 6 The staircase, bathroom and en-suite windows at 1st floor level in the north facing elevation of the building shall:-

i) either be constructed with a minimum cill height of 1.75m from finished floor level, or

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, and be fixed shut or fitted and maintained with restricted openers as may be approved in writing by 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.

- 7 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan Serial Number 001132081

Block Plan Serial Number 001132082

Proposed North Elevation Received 30th January 2014

Proposed South Elevation Received 30th January 2014

Proposed West and East Elevations Received 30th January 2014

Proposed Ground Floor Plan Received 30th January 2014

Proposed First Floor Plan Received 30th January 2014

Flood Risk Assessment Received 25th March 2014

Reason: - To ensure provision of a satisfactory development.