
Site Address: 26 St Marys Road, Hayling Island, PO11 9DB
Proposal: Variation of Condition 3 of Planning Permission APP/13/00602 in order to increase south facing roof ridge by 100 mm and to replace tiled valley gutter with a central box gutter.
Application No: APP/14/00227
Applicant: Mrs V Cotsworth
Agent:
Ward: Hayling West

Expiry Date: 25/04/2014
Team: Team 2
Case Officer: Tina Pickup

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached bungalow located on the corner of St Mary's Road and South Street. At the time of the site visit (21/3/14) work had already commenced on the previously approved extensions and the dwelling had a scaffolding support tarpaulin cover over the entire roof - which was already removed with replacement timbers in situ for the new roof form. Internally the dwelling had started to be reconfigured and was a builders store - it was not habitable. The property has a detached garage located on the eastern boundary. In this area builders tiles, bricks etc were also being stored - generally the site was an untidy builders working site.
- 1.2 The surrounding area is characterised by a mix of residential dwellings - some older style terraced two storey 'cottage' dwellings on the north side of St Mary's Road - having plain tiled roof; both to the east in St Marys road and south in South Road are detached bungalows having concrete tiled roofs; on the opposite corner of South Street and St Marys Road is a bungalow having a darker plain tiled roof with decorative banding.

2 Planning History

13/00602 - Proposed extension to ground floor, and loft conversion, and roof extension including 2No. dormers to the north (front), and 1No. dormer to the west (side) elevation. Planning permission 06/08/2013

3 Proposal

- 3.1 Work has commenced on 13/00602 and whilst under construction the design of the roof was found to not tie in properly. This application therefore seeks a change to the design of the roof. Instead of the previously approved central valley, a flat central area is now proposed having 3 flat roof-lights (instead of a single roof light in the slope of the previous valley).

This design change results in the south facing ridge being increased by 100mm to match the height of the previously approved remainder of roof. It also results in the availability of more internal space and hence the first floor layout is enlarged and reconfigured. The internal changes though do not further affect the external appearance of the roof - the dormers approved under 13/00602 remain the same, and no further rooflights are proposed on the external slope of the roof - just the 3 flat

ones on the flat central area.

During the course of determining this application the agent has supplied details of the proposed roof tile. Condition 2 of 13/00602 required materials to match those on the existing building. The previous tiles on the bungalow have all been removed but because the roof area is so enlarged an additional 10,000 tiles are apparently needed - they cannot find sufficient reclaimed tiles that match the existing ones sufficiently. Therefore they are proposing the use of a new Marley Eternit Hawkins Plain Clay Tile in Fired Sienna - which is a weathered finish mottled red/grey.

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

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: Whilst no letters have been received, two phone calls were made by concerned neighbours - both objecting to the time its taken to do the works (apparently started in August 2013) and the resultant mess and noise and unsociable hours of builders working

Comment: When on site I spoke to the builder who acknowledged they had had to stop work whilst they sorted this roof problem - now are waiting for the outcome of this application before continuing so yes, work has been slow and delayed. They will commence again immediately know the result of this application and aim to complete this summer. The disturbance to neighbours during construction works is unfortunate but unavoidable.

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) Impact of change of roof design
- (iii) Proposed roof tile

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Impact of change of roof design

7.3 It is considered that the proposed change to roof design actually simplifies the overall roof and would be a visual improvement to that already approved. The additional height on the south facing ridge, 100mm, is very marginal, not visible from the street scene and would not further affect the neighbour to the south. The east elevation, which would be visible from St Mary's Road, is also simplified and the change would make no material difference to the visual impact in the street scene or affect the neighbour to the east.

(iii) Proposed roof tile

7.4 As an alternative to using reclaimed concrete tiles that match the old roof, the proposed Fired Sienna clay tile would be an acceptable alternative. Whilst of a different profile to the original, they would visually relate to the older style cottages opposite on St Marys Road and the bungalow with decorative roof on the opposite corner.

8 Conclusion

8.1 The marginal change to the design of the roof and use of a different tile, is considered to be visually acceptable in street scene terms and have no additional detrimental impact on the amenity of adjacent residents. The speedy issue of this decision would enable the builders to progress, which in turn would ease the neighbours concerns about delay in works. Therefore it is recommended to grant permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00227 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be

approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external roof tile used shall be the Marley Eternit Hawkins Clay Plain Tile in Fired Sienna as detailed in the email dated 25 March 2014. Any variation to this shall first be agreed in writing with the Local Planning Authority. Thereafter only such approved roof materials shall be used in carrying out the development.

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

Drawing Number: 13022 (pl) 02 revision a
13022 (pl) 03 revision a

Reason: - To ensure provision of a satisfactory development.