
Site Address: 6 Orchard Close, Hayling Island, PO11 9AR
Proposal: Single storey side extension with disabled access ramp and conversion of garage into living accommodation.
Application No: APP/13/00991
Applicant: Mrs Roberts
Agent: Mr Critchley
Ward: Hayling West

Expiry Date: 29/11/2013
Team: Team 2
Case Officer: Jenna Shore

Agent: Martin Critchley, Architect

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling with a pitched roof. To the north elevation is an attached garage with additional parking to the east of the main dwellinghouse. To the north of the site is a block of flats screened by a 1.8m fence and vegetation. To the south is a detached dwelling of similar design.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to convert the existing garage and erect a single storey side extension in front of the garage with a mono pitch roof. A disabled ramp is also proposed.

4 Policy Considerations

National Policies

National Planning Policy Framework

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 comments 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: 4

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 neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene
- (iv) Parking

(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) Effect on neighbours

7.3 The increase in mass is concentrated to the north of the dwelling and does not protrude beyond the original front wall of the main dwelling house. Due to this siting and degree of screening the increase in mass and bulk resulting from the proposal is unlikely to be visually intrusive or overbearing to the dwelling to the south. To the north the proposed single storey extension would be partially screened by the boundary treatment and vegetation, with only the highest point (located adjacent to the application site) being visible above the boundary. With mass sloping away from the shared boundary it is unlikely that this would appear visually intrusive or overbearing. The siting and scale of the design therefore limits the extent to which the proposal could impact on neighbours.

(iii) Effect on the character of the existing dwelling and the streetscene

7.4 The dwelling is located at the end of a cul-de-sac only accessed by the occupants of the application site and the neighbouring dwelling to the south. The siting of the proposal to the north means that mass and bulk is not immediately obvious from the streetscene and is screened by the dwelling itself from many viewpoints. It is unlikely that the development would result in an adverse impact to the character of the streetscene.

7.5 The application built to the front of the garage does materially alter the appearance of the dwelling. However, as mentioned above the siting of the development is not clear from the streetscene. The design incorporates a mono pitch roof, which is of a different angle and slope to the garage roof and the roof of the main house. The

design does not however appear at odds and keeps bulk and mass to a minimum whereas a pitch roof and gable end similar to that of the existing garage would be visible above the boundary. The design is unlikely to detract significantly from the character of the original dwelling.

(iv) Parking

- 7.6 The application seeks to convert the original garage to a bedroom, bathroom and day room for a disabled persons. The application would result in an increase in the number of bedrooms from three to four. Parking is available to the east for two cars. This is contrary to parking requirements, however in this case the need for a downstairs bedroom for disabled access is thought to out way pressures resulting from parking. The dwelling is noted to be within a highway specifically built for respite care for adults.
- 7.7 To ensure that the additional bedroom, day room and bathroom are used solely for the requirement of the occupants of No.6 Orchard Close a condition can be added. If the additional accommodation was rented out, this would lead to unsatisfactory pressures on street parking in the immediate area to the detriment of the character of the streetscene and resulting in a negative impact to neighbouring dwellings.

8 Conclusion

- 8.1 The siting, scale and design of the proposed side extension is unlikely to result in an adverse impact to the neighbouring dwellings or the character of the existing dwelling

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00991 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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 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:

Location plan drawing number 201 received by the Council 4th October 2013

Block plan drawing number 202 received by the Council 4th October 2013

Existing elevations drawing number 1340-401O received by the Council 4th October 2013

Proposed elevations drawing number 1340-402C received by the Council 4th October 2013

Existing ground and first floor plans drawing number 1340-101A received by the Council 4th October 2013

Proposed ground and first floor plans drawing number 1340-301D received by the Council 4th October 2013

Reason: - To ensure provision of a satisfactory development.