
Site Address:	148B Southwood Road, Hayling Island, PO11 9QH		
Proposal:	Loft conversion to allow living accommodation at first floor and incorporating rear balcony		
Application No:	APP/13/00562	Expiry Date:	05/08/2013
Applicant:	Mrs D Gough	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

Southwood Road is a residential road in the south of Hayling Island. The road contains a variety of dwelling types of a diverse range of designs including both traditional and contemporary styles. The properties on the south side of Southwood Road back directly onto the seafront. The majority of the dwellings on the south side of Southwood Road have been designed to maximise the southern outlook over the sea and several incorporate balconies.

The balconies in the locality are of various sizes and designs which reflects the varied size and design of the host properties, however the majority are of a contemporary design which reflects the fact that many of them have been added to the original properties.

No. 148b is a modestly proportioned, semi-detached, single storey bungalow. However, next door neighbour 148a incorporates a small dormer and balcony on the south facing roof slope.

2 Planning History

None

3 Proposal

The application seeks consent for the conversion of the roof space, providing a rear facing dormer window with balcony area similar to that of the approval granted to adjoining neighbour 148a; the proposal being slightly wider. The balcony would be the same depth as that approved next door (0.5m from the rear elevation) and set in 1.4m from the shared boundary with 148a. The dormer would too replicate the depth of the adjoining neighbours dormer window (1.8m) and would be set 1.1m in from the shared boundary; however the glazing for the dormer would begin at around 1.4m from the shared boundary in line with the position of the balcony. A privacy screen, 1.8m in height (measured from the floor of the balcony) and 2.3m in depth (positioned from the rear of the dormer to the end of the balcony) would be included.

The development includes a first floor window and two rooflights in the roof slope of the front elevation.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency, Planning Liaison - South Downs - No objection subject to standing advice

Engineering/Coast & Drainage - No comment 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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary:

- The size of the dormer and balcony is too large and out of balance with the approved scheme at 148a
- Direct overlooking and loss of privacy
- Noise disturbance close to the shared boundary
- 148a was prevented from having such a large dormer and balcony
- Out of keeping and will spoil the appearance of 148a and 148b due to the dormer and balcony extending the width of the dwelling
- Overbearing
- Confusion over amended plans (scale and distance from boundary)

Comment:

- The applicant has provided amended drawings reducing the depth of the balcony and width of the balcony and dormer window. The dormer window would now be set in 1.1m from the shared boundary of 148a and the balcony set in by 1.4m. Further a 1.8m high privacy screen would be incorporated on both sides. This is considered to address the issues in respect of the width, scale, overbearing nature, loss of privacy and overlooking.
- Since the amended plans were received only one objector maintained concern regarding the scale, overlooking and failure to reflect the approved dormer and balcony of 148a. There was also confusion surrounding the amended drawings.

- It is the opinion of the local planning authority that the amendments now create an acceptable form of development that is both in keeping with the character and appearance of the host dwelling and that of neighbouring properties. Further the separation distance and privacy screen ensure that the amenities of neighbours will be suitably protected. The issue surrounding the amended drawings was a fault on the Council's website. Each objector was therefore sent a copy of the correct drawing and given an extended period to comment. No additional responses have been received following the latter notification.

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 and effect on the character of the promenade
- (iii) Effect on neighbouring properties
- (iv) Flood issues

(i) Principle of development

The site is within the settlement area of Hayling Island therefore the proposed development is acceptable in principle subject to other material planning considerations.

(ii) Appropriateness of design and effect on the character of the promenade

The amended application provides a reduced dormer and balcony extension that replicates the depth of the dormer and balcony of neighbour 148a. Whilst the dormer would be some 1.7m wider than that of next door 148a and sited closer to the shared boundary the proposed dormer and balcony would not be unacceptably harmful and would be an accepted characteristic of similar style developments prevalent along this section of the sea front. It is considered that whilst it may have been more visually attractive to have a roof dormer and balcony that mirrored the approved development at 148a, having regard to the prevailing character and appearance of the area the additional width would not create an increased bulk that would result in unacceptable visual harm.

With regard to the above information the proposed dormer and balcony, as amended, is considered to be in proportion with the host property and is similar in scale and appearance to that of the approval granted at adjoining property 148a (Ref APP/12/00443). Further there are a large number of properties within the area with rear facing dormer windows and balconies. The development would therefore accord with the principles and objectives of policy CS16 of the Havant Borough, Local Plan (Core Strategy).

(iii) Effect on neighbouring properties

The proposed dormer window would be set 1.1m in from the shared boundary with 148a, with the glazing of the dormer window set in by 1.4m. The balcony would be set 1.4m in from the shared boundary with 148a in line with the opening in the dormer. The development also proposes a 1.8m high privacy screen at each end of the balcony extending from the newly formed dormer to the end of the balcony.

It is considered that the inset of the window and balcony, along with the privacy screen will ensure that the development does not allow for unacceptable levels of overlooking and loss of privacy to neighbouring dwellings, in particular that of 148a.

Notwithstanding the measures in place to protect neighbour amenity it is pertinent to note that there are significant views in to the application site and neighbouring properties at ground floor level from the beach and other balconies. Reduced privacy is therefore an accepted characteristic of the area.

The amended plans have also shown a reduction in depth of the balcony, the new dormer window and balcony would now have the same depth as the approved balcony and dormer window of 148a. The development would not therefore have an overbearing or an oppressive impact on the immediately adjoining neighbours.

With regard to the above information it is not considered that the development would result in unacceptable harm to neighbour amenity and accords with the principles of policy CS16.

(iv) Flood issues

The site is within Flood Zone 2, however the proposed development is to enlarge an existing room / balcony, at first floor level and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The applicant has completed the standard flood risk form produced by the Environment Agency for extensions below 250 square metres in floor space to confirm that appropriate flood risk measures have been considered. The development therefore accords with the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy) and that of the National Planning Policy Framework, 2012.

8 Conclusion

The proposal complies with the policies in section 4 of this report, therefore it is recommended that consent is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00562

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, unless agreed otherwise in writing by the Local

Planning Authority.

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 Prior to the completion of the balcony, hereby permitted, the privacy screens shown at either end of the balcony on approved drawing SK2012/04/03 shall be provided and obscurely glazed. Once erected the privacy screens shall 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:

Location Plan 1:1250 - Stamped 10 June 2013

Block Plan 1:500 - Stamped 10 June 2013

Proposed Elevations and Floor Plans (Amended Plan Stamped 1 August 2013) - Drawing No. SK2012/04/03

Reason: - To ensure provision of a satisfactory development.