
Site Address:	14-16 Sea Front, Hayling Island, PO11 9HL		
Proposal:	Loft conversion with front and rear dormers and external staircase to rear elevation to create first floor access. (Revised Application).		
Application No:	APP/13/00978	Expiry Date:	25/11/2013
Applicant:	Mr & Mrs J Clark	Team:	Team 1
Agent:	Mr Murray	Case Officer:	Stephen Cantwell
	I J Murray Associates		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

Site Description

The site occupies a prominent seafront position at Eastoke Corner, just outside the Rails Lane Local Centre. It is the end-of-terrace unit of a parade of shops / Class A uses with a flat above and a shared access drive immediately to the west. Beyond this is a flat roofed-two storey building, with other hipped-roof buildings beyond. The subject building has a hipped roof. The Local Plan (Core Strategy) Proposals Map and Allocations Plan identifies the area as one for the development and improvement of tourism facilities.

2 Planning History

04/70008/000 Construction of escape staircase from first floor living area. Approved 7/01/2005

APP/13/00646 Loft conversion with front and rear dormers and external staircase to rear elevation to create first floor access. Refused 23/08/2013

3 Proposal

The proposal is a revised version of an earlier application (APP/13/00646) for a loft conversion with two front and two rear dormer windows and access formed by an external staircase to the rear. As previously this will enable separate access to the flat space above without need to access via the shop, and to this extent appears to enable the formation of a separate unit.

The current application differs from the previous proposal by the inclusion of two pitched roof dormers to the front, rather than the large, flat-roofed design which was refused for the following reason:

The proposed flat-roofed dormer window to the front elevation by reason of its large size, design, external appearance and prominence is considered to be an unsympathetic addition to the building and would lead to an over-dominant and unbalanced appearance in relation to the existing terrace of properties. It would also constitute an intrusive addition in the streetscene. Accordingly it is contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Design Guide (SPD) - Dec 2011

Conservation Area: Not applicable.

Development Engineer - No objection

Number of representations received: 1

These representations refer to matters which did not form part of the previous reason for refusal, but in response, the previous case has been reviewed and

the following comments remain relevant i.e:

- the external staircase is a slender structure and whilst it would occupy part of a yard between the neighbour's door and the street, it is not considered that the impact in terms of visual impact, privacy and noise would be so serious as to warrant refusal on this point,
- the new stairs would occupy an area already used for access to the rear of the premises.
- The possible re-instatement of a removed window is to a neighbouring wall not alongside the staircase but separated by part of the access yard. In any event it is doubtful that much weight could be attached to the objection based on a future possibility, which may or may not take place.
- In terms of ownership, the applicant has confirmed that they own the site within the red line of the submitted plans. An informative can be attached to any grant to planning permission referring to the need to avoid encroachment.
- As previously the blocking of a neighbouring right of way would fall outside the scope of planning considerations, but would be subject of other legal recourse by the neighbour.

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 on Neighbours
- (iii) Design & Impact on Streetscene

(i) Principle of development

7.2 The site lies in the identified urban area where the principle of development is acceptable subject to policies including CS16 of the Local Plan, which requires high quality design, with regard of context and neighbouring amenities. These are considered below, along with the Council's Design Guide. It is noted that the site lies at the edge of an area of floodrisk but this does not appear to include the site.

(ii) Impact on Neighbours

7.3 As considered above, the impact on neighbouring amenities by reason of the staircase is not considered to be a sustainable reason to refuse the proposal; it is a relatively slender structure. Any noise associated with its use is likely to be momentary and is away from most of the existing openings to the neighbouring property. The proposed dormers are well away from the neighbouring property and contained within the U-shaped configuration of the building. Any loss of light is considered to be minor.

(iii) Design & Impact on Streetscene

- 7.4 The rear dormers are less prominent than those at the front. They would be contained largely within the U-shaped roof-plan of the existing building and limited in terms of visibility, screened partly by the two-storey building to the west and partly by the separate building within the yard. The distance of 45-55m to the neighbouring dwellings to the north also assists.
- 7.5 The proposed use of a half-hip roof design in replacement of the existing hip end at the western end of the building, would create an unbalancing of the overall terrace, but in itself is not considered to be so out of keeping as to be unacceptable.
- 7.6 In accordance with para 5.48 of the Council's Design Guide the proposed dormer windows are set well within the existing roofline, avoiding the dominating effect of the previous flat roofed version. They also use pitched roofs to match the main roofslope and materials. hence the proposal now accords with design policy CS16.

8 Conclusion

the proposal has overcome the previous reason for refusal by significant revision of the front dormer designs. the neighbour objections have been considered but do not form a sustainable reason to refuse the application; an informative can be used alerting the applicant to the need to avoid encroachment.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00978 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan A101 - received 30 September 2013

Proposed Floor Plan A103 - received 30 September 2013

Proposed Elevations & Site and Roof Plan A104 - received 30 September 2013

Reason: - To ensure provision of a satisfactory development.