
Site Address:	26 St Marys Road, Hayling Island, PO11 9DB		
Proposal:	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.		
Application No:	APP/13/00602	Expiry Date:	14/08/2013
Applicant:	Mrs Cotsworth	Team:	Team 2
Agent:	Mr Brown	Case Officer:	Jenna Shore
	Dwell Design		
Ward:	Hayling West		

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. To the east is a detached garage. Currently the dwelling is accessed to the west which is also the location for the rear garden, despite the east elevation appearing to be main access due to the conventional design of the bungalow in this location.
- 1.2 To the north is the highway of St Mary's Road with a two storey pitched roof dwelling located beyond. To the east is a detached pitched roof bungalow. The boundary treatment between these dwellings consists of a 1.2m wall. To the south is a detached bungalow accessed from South Road. The dwelling is sited further westwards in comparison to the application site meaning that the full length of the neighbouring dwelling is seen from the rear garden of the application site and the full length of No.26 is seen from the rear garden of this neighbouring dwelling.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to convert the loft space with a dormer to the front and west elevations. An extension is also proposed to the east with accommodation within the eaves space. The layout is also to be altered with access being gained from the north rather than the west. A porch is to be constructed to the north.

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
Awaiting comments

Arboriculturalist
No adverse comments

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: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection has been received outlining the following concerns:

1) The proposed dormer to the north elevation will result in overlooking to the dwelling located opposite. The windows at first floor level have a lower cill height due to the age of the dwelling.

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) Trees
- (v) 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 proposed extension is located to the south east of the dwelling. The increase in mass will be screened from view by the existing detached hipped roof garage. The proposal will however square off the 'L' shaped section of the dwelling leading to a

continuous building line to the south. This will be clearly seen from the rear garden of the dwelling from the south. However, the proposed eaves height matches that of the existing, appearing to be single storey from this elevation. The use of a hipped roof slopes mass away from the shared boundary and back onto the application site. This design is therefore likely to reduce the perception of mass in this location.

- 7.4 The dwelling to the south is located adjacent the garden area of the application site. The resulting extension will lead to No.26 being located adjacent to the rear garden of this neighbouring dwelling. The properties therefore have the same impact on each other.
- 7.5 The dormer to the west faces out over mature vegetation and the highway of South Road. To the north the dormer faces the highway of St Mary's Road. Some concern has been expressed from the owner of the dwelling directly opposite the application site. The dormer is noted to be approximately 15m from the dwelling opposite. At this distance the dormer is unlikely to result in significant overlooking however some perception may remain.

(iii) Effect on the character of the existing dwelling and the street scene

- 7.6 The dwelling has a slightly confusing design in that the east elevation through its design appears to be the principle elevation however the dwelling is accessed from the west. It is thought that the changes to the layout will improve the appearance of the dwelling. St Mary's Road is noted to consist of primarily detached dwellings, but the size varies significantly with little design thread throughout the length of the streetscene. The dwelling has little individual design merit, the changes are therefore considered unlikely to result in an adverse impact on the character of the streetscene or the existing dwelling.

(iv) Trees

- 7.7 The Arboricultural officer has not highlighted a cause for concern. No trees were noted to the front elevation as part of the site visit. Shrubs were noted to the north west but not of significant size. A larger tree was noted to the western boundary. The distance of the single storey extension, dormer and porch is not in close proximity to this tree.

(v) Parking

- 7.8 The proposal will result in an increase in the number of bedrooms from two to four. In accordance with the Havant Borough Council Residential Parking SPD 2011 three spaces are required on site. Parking is available for three cars, including the use of the detached garage.

8 Conclusion

- 8.1 The scale, design and siting of the proposal is unlikely to result in an adverse impact on neighbouring dwellings or the character of the streetscene.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00602 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and existing elevations and floor plans drawing number (pl) 01 received to the Council 19th June 2013

Block plan and roof plan drawing number (pl) 02 received to the Council 19th June 2013

Proposed elevations and floor plan drawing number (pl) 03 received to the Council 19th June 2013

Design and access statement received to the Council 19th June 2013

Reason: - To ensure provision of a satisfactory development.