
Site Address:	The Retreat, Croft Lane, Hayling Island, PO11 0LT		
Proposal:	Rear extension and loft conversion incorporating raised roof height and dormers.		
Application No:	APP/13/00482	Expiry Date:	24/07/2013
Applicant:	Mr Cooper	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Heather Lealan
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located at the northern end of Croft Lane which is a private unmade road and serves a small number of residential properties and a small equestrian centre/stables. This site is within the urban boundary. The site is currently un-maintained as the dwelling house has been unoccupied for a number of years. Recently the plot has been divided and the area of garden area to the north of the dwelling house has been granted outline planning consent for the construction of two new dwellings. To the north of the site is a paddock which lies outside of the urban area, to the east is the equestrian centre/stables which also lie outside of the urban area. To the south of the site is the existing single storey building which is Merriville and to the west are the two storey chalet style detached dwelling houses that front onto the main Havant Road in a linear form of development.
- 1.2 The site boundaries are treated by a mix of low walls, fencing and mature vegetation.

2 Planning History

APP/13/00277

This application concerned the area of garden to the north of the dwelling house and sought outline consent for the erection of 2 No. chalet bungalow style dwellings and new garage for existing dwelling, utilising access onto Croft Lane. The only matters to be considered at outline stage were layout and access - Permitted, reserved matter application has not been submitted at the time of writing this report.

3 Proposal

- 3.1 This application is for the renovation of the existing dwelling house, The Retreat. The original plot has now been divided and a new red line encloses the dwelling house and excludes the garden area to the north which now has outline permission for two new dwellings.
- 3.2 The proposed development is for a rear extension and loft conversion incorporating a raised roof height and dormers. Full amended plans were received on the 17 of June 2013

4 Policy Considerations

National Policies

The National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer -

No adverse comments to make.

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: 8

Number of site notices: One

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 character and appearance of the area
- (iii) Effect on the neighbouring occupiers and outline permission to the north
- (iv) Access and highway implications
- (v) Impact on trees

 (i) Principle of development

7.2 The site is located within a defined urban area where further development may be acceptable provided it respects the environmental quality of the area and complies with the National Planning Guidance and the policies set out in the Local Plan.

 (ii) Effect on the character and appearance of the area

7.3 The proposed changes to the dwelling include a rear extension incorporating a loft extension

and flat roof dormers to both side roof planes. It is not considered that this development will be detrimental to the character of the road as the dwelling is set back from the streetscene and there are other examples of flat roof dormers within the road

(iii) Effect on the neighbouring occupiers and outline permission to the north

7.4 It is considered that there is sufficient separation distance between the proposed plots to the north and the existing dwelling within the application site. The indicative plans for the outline development to the north proposed parking and general open activity to the front of the new dwellings with the private amenity space to the rear. As such it is not considered that either the bulk of the development or the bedroom windows proposed in the northern elevation will prejudice the implementation of the outline permission of the site to the north.

7.5 The dwellings to the rear of the site are sufficient distance from the proposal so as not to be impacted to a detrimental extent and the adjacent dwelling to the south of the site is set sufficient distance from the shared boundary so as not to be impacted by the bulk of the extension. Furthermore, there are no clear glazed windows shown within the southern dormer. The two windows shown serve a bathroom and landing and it is considered sufficient to condition that the development must accord with the submitted plans to this regard; as both windows are detailed on the plans to be obscurely glazed with acceptable openings.

(iv) Highway implications

7.6 The Council's Development Engineer has raised no objection. However 3 car parking spaces should be conditioned. It is not considered necessary to condition cycle spaces at this stage as there is sufficient spaces within the site for the storage of cycles.

(v) Impact on trees.

7.7 It is not considered that the proposals will have an undue impact on the off site and on site trees.

8 Conclusion

8.1 The proposed development would provide an acceptable relationship to the buildings and spaces surrounding the site and would not harm the amenity of the neighbouring properties in terms of outlook, loss of light or privacy. It is therefore recommended that planning permission is granted subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00482 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 window at first floor level in the dormer on the south side elevation of the extension hereby approved shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

OS Site Plan license no. O1399444 received 29 May 2013

Existing Layout Plan 1 received 20 May 2013

Existing Elevations Plan 2 received 20 May 2013

Proposed Elevation Plan 3 received 17 June 2013

Proposed Block Plan Plan 4 received 17 June 2013

Proposed Ground Floor Layout Plan 5 received 17 June 2013

Proposed First Floor Layout Plan 6 received 17 June 2013

Reason: - To ensure provision of a satisfactory development.