

Application: **APP/21/01301**

Application Location: **63 Sinah Lane, Hayling Island, Hampshire PO11 0HJ**

Proposal: **Hip to barn hip roof extension. Proposed front dormer. Proposed front extension and porch. Proposed single storey rear extension with external alterations**

Stance: **Object**

I object to the above planning application for the proposed scheme.

This objection is put forward due to the concerns and detrimental effects the proposed scheme would have on the neighbouring property at 61 Sinah Lane.

The proposed application is to remove the existing front and side dormers, alter the hipped roof in favour of a barn hipped roof, with a new front dormer, skylights and a front first floor extension, front porch and rear ground floor extension.

The existing and proposed planning design drawings and documents have been reviewed. A site survey has been conducted to establish an existing point of reference and forms the basis of my concerns and objections.

I do not in general, object to developing the neighbouring chalet bungalow, but I do object to the loss of privacy and private amenity use of my property the proposed scheme via planning application APP/21/01301 proposes.

Site Description:

The application site is a detached dwellinghouse located on the East side of Sinah Lane, Hayling Island. The property, originally a bungalow with a full hipped roof with white rendered elevations on a clay brick plinth, has been previously converted to the current chalet bungalow with the introduction of dormers on the front West elevation, South side elevation and rear east elevation within the existing hipped roof space. The dwelling is set back from the road and behind the general property line and close to neighbouring property boundaries. The property is within the Hayling Island settlement policy boundary.

Our concerns:

1. With the proposed removal of the existing front central dormer in favour of a proposed larger dormer nearer to #61 with an increased glazed area, from the front first floor bedroom 3 of #63 over #61 will,
 - 1.1 increase the view over the neighbouring dwelling,
 - 1.2 have an increased loss of internal dwelling privacy, notably, via the side and rear first floor elevation windows to principle-bedrooms, the side and rear ground floor elevation windows to principle-reception rooms, including a rear glass conservatory,
 - 1.3 and increase loss of external private amenity space, notably, the dwelling patio, fire-pit and bbq area and access to the rear of the dwelling doors via the conservatory.
2. With the proposed removal of the existing pitched hipped roof in favour of a barn hip roof and gable walls will,
 - 2.1 have an increase visual appearance, dominate over the neighbouring property garden and private amenity space,
 - 2.2 add excessive bulk and scale on the neighbouring boundary to #61,
 - 2.3 be visually repressive from the neighbouring property at #61,
 - 2.4 the dominant scale close to the boundary will over-shadow the garden planting and private amenity patio.

3. The effect of the proposed side gable window over the private amenity space,
 - 3.1 might have a degree of overlooking and increased noise,
 - 3.2 loss of privacy.

Assessment from #61:



(A). View of #61 from the rear of the property garden. The above image shows application dwelling #63 and the existing hipped roof relationship close to the shared boundary.



(B). Patio and conservatory as the private amenity space to #61. The image shows the relationship with the hipped roof at #63 pitching away from the #61.



(C). Image taken from rear conservatory door on patio of #61, adjacent to and looking at #63.



(D). Image taken from bbq & fire-pit patio area. The image shows the close relationship the private amenity area close to the boundary and the existing hipped roof of #63.

The existing front dormer of #63 is shown in the image just inside the field of view through natural screening.



(E). Image taken from bbq & fire-pit patio area. The image shows the boundary's relationship with the hipped roof at #63 pitching away from #61 to reduce bulk and scale on the boundary.



(F). Side elevation image of #61 showing the ground and first floor windows, conservatory, rear access doors and patio private amenity area, that will be affected by the proposed scheme with a loss of privacy and over dominant structure.



(G). Side elevation image of conservatory at #61, side/rear access door, that will be affected by the proposed scheme with the loss of privacy and over dominant structure.



(H). Side elevation image of #61, showing the ground and first floor windows, rear access, that will be affected by the proposed scheme with a loss of privacy and over dominant structure.

Policy Considerations:

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011:

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014:

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan:

Hayling Island and Emsworth Neighbourhood Plan Post Examination Version 2020

Other duty of care responsibilities:

Section 79 of the Environmental Protection Act 1990

Planning Considerations:

1. Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are,
 - 1.1 Principle of development
 - 1.2 Appropriateness of the design and impact on the character of the area
 - 1.3 Effect on the neighbouring properties
2. Principle of development,
 - 2.1 The application site is located within the defined settlement policy area and is classed as urban, normally considered acceptable in principle subject to considerations of design and impact.
3. Appropriateness of the design and impact on the character of the area,
 - 3.1 The proposed scale of the front dormer is disproportionate to the ground floor aspect and generally not in keeping with the Havant Borough Design Guide in relation to dormers.
 - 3.2 The scale of the proposed first floor roof extension and dormer is crowded and adds excessive bulk, not in keeping with the existing property and is considered to be out of context to the existing building and the requirements of Policy CS16 of the HBLP (Core Strategy)
 - 3.3 The proposed barn hips are insufficient, under-scaled for the good use of materials
 - 3.4 Although set back from the road it is considered that the scheme would have an adverse visual impact to the visual amenity of the locality.
 - 3.5 The location of the application property is within Flood Zone 2 & 3. The proposed development area is within Flood Zone 2 and within the Coastal Tidal Flood Plain with a medium probability of flooding. The Environment Agency recommends a Flood Risk Assessment and is part of the LPA local requirements list.
 - 3.6 The proposed scheme has significant change to existing roof structure within the area of arboriculture and with 150m of a priority habitat, SSSI protection, woodland priority and flood plains. The application has no reference to protected species and or a phase one bat survey.
4. Effect on the neighbouring properties,
 - 4.1 To the North of the application site is #61 Sinah Lane.
 - 4.2 The application dwelling is set back from the general property line behind the rear elevation of #61, at a distance of 6.1 metres with a direct dwellinghouse to dwellinghouses distance of 9.2 metres. Any change of roof structure adding new bulk, alterations and or new windows and roof glazing would increase the effect on the neighbouring property and dwelling at #61 and not meet the requirements of Policy CS16 of the HBLP (Core Strategy).
 - 4.3 A proposed (larger) front dormer, and closer to #61 with an increased window area nearer to the boundary, will increase the overlooking into the side and rear dwelling windows of the neighbouring property at #61 with a loss of internal dwelling privacy. This includes, the ground

floor principle reception rooms on the South and East of the dwelling, and conservatory, and 1st floor South and East bedrooms. The distance between the proposed dormer window and the nearest window of #61 is below 12 metres. Please refer to the attached appendix reference sheet, figure F1 existing view of #61 windows and figure F2 proposed view of #61 windows. The increased effect of over-looking of #61 dwelling windows to principle rooms is not acceptable or meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

- 4.4 A proposed (larger) front dormer, closer to #61 with an increased window area nearer to the boundary, will increase the overlooking and loss of external private amenity area, notably, the dwelling patio, fire-pit and bbq area, the access to the rear of the dwelling via the conservatory doors, and general private amenity space around the dwelling considered to be protected under HBLP (Core Strategy). Please refer to the attached appendix reference sheet, figure F3 existing view of #61 private amenity and figure F4 proposed view of #61 private amenity. The effect of overlooking will increase from 25.17 degrees as existing to 31.93 degrees as proposed and includes a greater field of view over more than half the external private amenity area of #61 as well as a loss of privacy for the whole of the glass conservatory.
- 4.5 The proposed removal of the existing pitched hipped roof in favour of a barn hip roof and gable walls will not meeting the requirements of Policy CS16 of the HBLP (Core Strategy) by,
- i. have an increase visual appearance, dominate over the neighbouring property garden and private amenity space at #61,
 - ii. add excessive bulk and scale on the neighbouring boundary to #61,
 - iii. be visually repressive from the neighbouring property at #61,
 - iv. the dominant scale close to the boundary will over-shadow the garden planting and private amenity patio.
- 4.6 The effect of the proposed side gable window over the private amenity space of #61, might have a degree of overlooking and increased noise with loss of privacy. Noise nuisance can have a detrimental impact on the quality of the local environment. Under Section 79 of the Environmental Protection Act 1990, local authorities have a duty to take reasonable practicable steps to prevent.
- 4.7 The proposed rear open balcony skylights will have a degree of overlooking to the rear garden of #61 with the loss of privacy currently enjoyed.

Conclusion:

Consequently, it is considered that the proposed scheme will be overbearing with overlooking of the neighbouring property at #61 with detrimental effects on privacy and loss of private amenity spaces. This is an unacceptable impact on the use of the building and the quality of its location. The result; does not meet the requirements of Policy CS16 of the HBLP (Core Strategy).

References:

Planning application drawings, existing elevations 21094-301, existing floor plans 21094-201, proposed location plans 21094-101, proposed elevations and cross section 21094-511 & 21094-512, proposed floor plans 21092-411.

Site plan for survey date 05/01/2022 showing diagram F1 existing view of #61 from front dormer window, F2 proposed view of #61 from new dormer window, F3 existing view of #61 private amenity area from existing front dormer windows, F4 proposed view of #61 private amenity area from new front dormer window.

I welcome your review of my concerns to safeguard the use of #61 Sinah Lane when considering the above planning application.

Yours sincerely,



