
Site Address:	26 Dances Way, Hayling Island, PO11 0JP		
Proposal:	Single storey side addition. (Revision to APP/24/00128)		
Application Type:	Full Planning Permission		
Application No:	APP/24/00472	Expiry Date:	13/08/2024
Applicant:	Mrs E Demetriou		
Agent:	Mr P Walker	Case Officer:	Josephine Lacey
	P Walker MRICS		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

26 Dances Way, Hayling Island, is a two storey semi-detached property with a pitched roof. The front elevation comprises brick, tile hanging and render. There are two uPVC windows, one within the ground floor and one within the first floor. There is a flat roofed porch extending from the front elevation adjoining the neighbour's porch of the same design. To the north of the property is a single storey, flat roofed garage. Infront of the garage is hardstanding facilitating a driveway, adjacent a grass lawn area. The north gable wall is rendered with a central first floor window. On the northern boundary is a high level hedge leading on to a wall and trellis bordering the majority of the garden along this boundary with the public realm. Permission was granted for a single storey side addition on 09/04/2024 under ref APP/24/00128.

2 Planning History

APP/24/00128 - Single storey side addition., PERM,09/04/2024

3 Proposal

Single storey side addition. (Revision to APP/24/00128)

4 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)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Jonathan Hulls

No comments received.

Councillor Paul Gray

No comments received.

Councillor Wilf Forrow

No comments 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Priority habitats and notable species

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

- (ii) Appropriateness of design and impact on the character of the area

7.3 The proposal consists of retaining the existing garage with a single storey side

extension to the rear of the garage to revise the internal layout by moving the kitchen to make space for a family room within the rear of the property. The proposed extension to the rear of the garage would be higher than the garage by approximately 0.7m. The extension would have a flat roof. The rear of the proposed extension would be in line with the existing rear elevation of the dwelling. There would also be a uPVC window within the rear elevation and the walls would be rendered. There would be no windows within the side elevation. This is considered in keeping with the main dwelling and surrounding area.

- 7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 To the south of the application site is no.24 Dances Way. This property is on the opposite side of the dwellinghouse to the proposed extension, which would not extend forward of the front or rear elevation and is therefore unlikely to cause loss of light, privacy or outlook to this neighbouring dwelling, and it is not considered to be overbearing.
- 7.6 To the north of the application site is no.34 Dances Way. Between the proposal and this dwelling is a high level hedge and the highway. There is enough distance and screening between these properties that it is considered there is no likely risk of loss of light, privacy or outlook to this neighbouring dwelling. It is not considered to be overbearing.
- 7.7 Opposite the application site is no.41 Dances Way. This property is across the highway from the proposal. The approximate 20m distance is considered enough so that there is no likely risk of loss of light, privacy or outlook to this neighbouring dwelling. It is not considered to be overbearing.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Priority Habitats and Notable Species

- 7.9 It is noted that there are notable and protected species present within 50m of the development site; West European Hedgehog and Musk Stork's Bill flowering plants are present. The proposal is considered small in scale and is therefore unlikely to have any significant adverse impact on the species.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00472 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

19 Jun 2024	PARKING PLAN
19 Jun 2024	PROPOSED ELEVATIONS
19 Jun 2024	PROPOSED FIRST FLOOR
19 Jun 2024	PROPOSED GROUND FLOOR
19 Jun 2024	SECTION A-A
19 Jun 2024	SITE & LOCATION PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.