
Site Address: 384C Sea Front, Hayling Island, PO11 0BD
Proposal: Side and rear extension including first floor room with dormer, together with garage conversion to form an annex.
Application Type: Full Planning Permission
Application No: APP/24/00539 Expiry Date: 10/09/2024
Applicant: Mr Hepburn
Agent: Mr I Murray Case Officer: Josephine Lacey
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two-storey, detached dwellinghouse accessed by a private driveway located on the northern side of Sea Front, Hayling Island. The property forms an L shape and is comprised of a mixture of hipped and pitched roof styles, with 3 pitched roof dormers to the front roof slope. The elevations comprise of brickwork and mock tudor timber panelling with tiles to the roof. To the side is a gate leading to the side and rear garden and towards the front is a paved hardstanding with parking space for 4 vehicles approximately. Permission was granted for a similar scheme in 2021 for ground floor side & rear extension to enable conversion of existing garage to create a living Annex under ref APP/21/00092 but was not implemented.

The site is not within a Flood Zone.

2 Planning History

APP/18/00956 - Single storey side extension and replacement of existing 2no. french doors and 1no. window with 3 sets of Bi-Fold doors to rear elevation.,
PERM,28/11/2018

APP/21/00092 - Ground floor side & rear extension to enable conversion of existing garage to create a living Annex., PERM,16/04/2021

3 Proposal

Side and rear extension including first floor room with dormer, together with garage conversion to form an annex.

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)

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: 22

Number of site notices: 1

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) Parking
- (v) CIL

(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.
- 7.3 The proposed annexe would be used by the elderly parent of the occupiers of the main property and would comprise of a bedroom, bathroom, kitchen and living/dining area. The annexe is proposed to be ancillary although it does contain its own facilities with a physical connection to the main home and internal linkage in the form of doorways through into the main house. As the extension works which would create the annexe retain some continuance with the main property in its design, it is considered that the use of the extension as an annexe would be acceptable subject to a condition controlling its use.

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

- 7.4 This proposal comprises a ground floor side and rear extension to allow for addition of a garden store, stairwell, games room, and annexe as well as other internal reconfigurations. The two-storey extension would have a width of approximately 4.5 metres with a pitched roof with a ridge height of approximately 5.9 metres. The depth would match that of the rear wall of the existing kitchen and an infill extension would fill the space to the rear of the existing double garage. This would have a monopitched roof. The main bulk of the extension would facilitate the relocation of the garage which would feature a garage door to the front. The extension to the west would create a garden store, stairwell and bathroom with a rear window and would allow for the existing garage to be converted into the annexe bedroom, relocated study and annexe kitchen with the current garage door replaced by front elevation windows. The extension would feature a dormer window to the east elevation, matching the existing pitched roof dormers. There would be a roof light in the rear elevation. To the ground floor of the rear elevation there would be fenestration changes, with the introduction of patio doors, relocated windows and addition of two rear doors from the garden room and hall/ stairwell.
- 7.5 The proposed extensions would not be widely visible from the public realm due to the siting of the property to the rear of the properties located alongside the Sea Front road. Whilst there would be some visibility from the private driveway and adjacent properties, the extension is not deemed to be harmful in appearance, with the additional footprint remaining relatively modest in scale when considered within the context of the plot and existing dwelling.
- 7.6 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

- 7.7 To the east of the application site is no.384b Sea Front. The proposed extension would be sited on the other side of the property and therefore impact on amenity is not deemed to be significant.
- 7.8 To the south of the application site is Channel House. There would be no additional side windows on the south elevation and there is screening from foliage alongside this boundary. Impact on this property is not deemed to be harmful.

- 7.9 To the west of the application site is the rear of no.388 Sea Front where there are garages and a car parking area. The proposal is not deemed to detrimentally impact this property.
- 7.10 To the north of the application site is no.34 St Helens Road. The extension would be located away from no.34 and would not result in any harm to amenity.
- 7.11 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) Parking

- 7.13 The proposed annexe would create 1 additional bedroom , resulting in a total of 6 bedrooms. The Havant Parking SPD states that 3 parking spaces must be provided on site for any property of 4 bedrooms or more. The proposal includes a garage as well as space towards the front and side of the site. The 3 parking spaces requirement can therefore be met on site.

(v) CIL

- 7.14 As the proposed annexe would be attached to the host dwelling and would not contain over 100m² of additional floorspace this would not be CIL liable.

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/24/00539 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:

Uploaded 16 Jul 2024 V2 A111 PROPOSED LOCATION PLAN AND
BLOCK PLAN WITH PARKING

Uploaded 16 Jul 2024	V2 A112A	PROPOSED GROUND FLOOR PLAN
Uploaded 16 Jul 2024	V2 A112B	PROPOSED FIRST FLOOR PLAN
Uploaded 15 Jul 2024	V2 A113	PROPOSED ELEVATIONS
Uploaded 15 Jul 2024	V2 A114	PROPOSED SITE SECTIONS AND ROOF PLAN
Uploaded 15 Jul 2024	V2 A115	PROPOSED SITE VIEWS
Uploaded 15 Jul 2024	V2 A116	PROPOSED SITE OVERVIEWS
Uploaded 15 Jul 2024		COVERING LETTER

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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.

- 4 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation would lack adequate garden and internal amenity space resulting in an unsatisfactory form of development which would not accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.