
Site Address: 9 Treloar Road, Hayling Island, PO11 9SE
Proposal: Proposed single storey rear extension following demolition of single storey rear sun room and conservatory.
Application Type: Full Planning Permission
Application No: APP/24/00483 Expiry Date: 30/08/2024
Applicant: Miss Hutchinson
Agent: Mr Dilley Case Officer: Ikrame Essalih
Archcad Architectural Services
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 9 Treloar Road, Hayling Island is a detached bungalow located at the west side of Treloar Road constructed in cream rendered walls and a brown tile roof in cross hipped style. To the rear of the property is a conservatory and sunroom constructed in white timber cladding and brick walls with red render finish. The rear garden is of an appropriate size and comprises a mix of grass and paved areas while the boundary treatment consists of combined wooden fencing and brick wall of at least 2 metres high to the north side, and brick walls to the south and west rear sides. The front garden is mainly paved leading to the main entrance in the centre, to a north wooden gate for pedestrian access to the rear garden and a tarmac driveway leading via a south wooden gate to the rear of the property. The front boundary is defined by a low brick wall.
- 1.2 The surrounding area is residential in character with a mix of properties mainly comprising detached bungalows of differing heights, appearance, design and materials and some two-storey detached housing.

2 Planning History

None relevant.

3 Proposal

The proposal comprises the construction of a single storey rear extension following the demolition of the existing single storey rear conservatory and sunroom.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Mark Coates

No comments received.

Councillor Netty Shepherd

No comments received.

Councillor Peter Oliver

No comments received.

Developer Services, Southern Water

No comments.

Hampshire Biodiversity Information Centre

Within 100m - Priority Habitat - Coastal and Floodplain Grazing Marsh

Within 100m - LNR - Sandy Point

Within 100m - SSSI - Chichester Harbour

Within 100m - SPA, RAMSAR - Chichester and Langstone Harbours

Within 2km - SPA - Solent and Dorset Coast

Officer Comment: *By dint of the scale of the proposed development and the distance separating the application site and the designations cited above, it is anticipated that this domestic scale application would not impact these ecological assets.*

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
<u>No comments received.</u>	N/A

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 matters
- (v) Flood Risk

(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 proposed development consists of constructing a single storey flat roof rear extension following the demolition of an existing conservatory and sunroom located at the rear of the property facing west. The proposed extension would form an expansion to the existing lounge/dining area served by two south-facing side windows and bi-fold doors to the rear, in addition to a new ensuite bedroom served by two north-facing side windows and a double door to the rear. The extension would be flush with the rear elevation comprising a width of approximately 9.495 metres, and protruding the furthest by approximately 7.558 metres from the main dwellinghouse's rear elevation with an overall height of approximately 3.115 metres. With consideration to the proposed materials matching the existing, the overall bulk and height of the new built as well as the variety of housing and extension designs within the immediate neighbouring area, it is deemed that the proposed development would be in keeping with the main dwellinghouse and would not be out of context and character of the surrounding area.

7.4 Furthermore, by dint of the flat roof design, the high fencing and the rear position of the extension, it is noted that the proposal would not be readily visible from the public realm albeit noticeable from a couple of vantage points within the street. Therefore, it is considered that the proposed works would result in an acceptable and limited impact on the streetscene.

7.5 Considering the existing property location, design as well as the neighbouring area's appearance, it is deemed that the proposed works are appropriate and would not result in an adverse impact on the character of the dwellinghouse and the visual amenity of the locality, responding to the requirements of Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.6 The proposed rear extension would be located at the rear of the property facing west. The adjacent properties located at the north and south side would be the closest to the proposed development, thus the development would be highly visible from both sides.
- 7.7 To the south side of the application site is property at No.7 Treloar Road. The proposed extension would be constructed at approximately 3.7 metres from the side boundary and approximately 5.6 metres from the side elevation of this neighbouring property with two new side windows. With consideration of the existing brick wall fence of approximately 1.85 metres, the separating distance between the two opposite side elevations as well as the height of the proposed flat roof rear extension, it is deemed that the proposal would not appear overbearing or result in harmful overlooking or loss of daylight and view to the neighbouring property on this side.
- 7.8 To the north side of the application site are properties at No.78 and No.76 Sandy Point Road. It is noted that these neighbouring properties are backing onto the application site with garages being the closest to the shared boundary line on this side. Consequently, considering the sitting of the existing buildings, the separating distance to the north side boundary line of approximately 2.7 metres and the height of the existing combined brickwall and wooden fencing at the north boundary of approximately 2.1 metres, it is deemed that the proposal would not appear overbearing, result in overshadowing, overlooking or other harmful impact to neighbouring properties on this side.
- 7.9 To the rear of the application site, it is noted the mature hedging and brickwall would provide a sufficient screen to the proposed development, while it is considered that the neighbouring properties at the west and east of the application site are sited at a sufficient distance to avoid any detrimental impact from the proposed development.
- 7.10 Given the design and size of the new built, the position from the existing boundaries and the existing buildings, it is considered that the proposal would not have a detrimental impact on the residential amenity of these neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP Core Strategy (2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.11 The proposal involves adding a new bedroom on the ground floor. The property currently has two bedrooms, and in accordance with the Havant Borough Council Parking SPD guidelines, at least two parking spaces within the property boundaries would still be required. The submitted Block Plan indicates that there are currently 5 parking spaces available. Based on the site visit, it is noted that the paved area at the front garden and the existing driveway are suitable for parking, thus it is deemed that the current parking provision meets the requirements of the Havant Borough Council Parking guidelines and Policy DM13 of HBLP Core Strategy (2011).

(v) Flood Risk

- 7.12 The application site is situated in Flood Zone 2 and 3. The proposal includes a single story extension at the rear of the property. The applicant has submitted flood risk assessment documents confirming that appropriate mitigation measures have been taken into account. Based on the submitted plans and information provided, it is deemed that the proposal would not lead to an increase in flood risk, meeting the requirements of Policy CS15 of the HBLP (Core Strategy).

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/24/00483, 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:

24001-002 Proposed Plans and Elevations - Uploaded 12 July 2024
24001-003 Location Block and Roof Plans - Uploaded 12 July 2024
Flood Map and Assessment - Uploaded 11 July 2024
Flood Risk Assessment and Mitigation Measures - Uploaded 11 July 2024

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.