
Site Address:	57 Park Road, Hayling Island, PO11 0HT		
Proposal:	Two storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00229	Expiry Date:	05/06/2024
Applicant:	Mr Jason Duckenfield		
Agent:		Case Officer:	Ikrame Essalih
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 57 Park Road, Hayling Island is three storey semi-detached property located at the south side of Park Road. The dwellinghouse is characterised by grey render at north and west elevations, grey limestone effect render at south elevation, and constructed with grey slates pitched roof in cross gable style. The property benefits from a large rear garden comprising a patio area adjoining the existing flat roof rear extension and mainly grass area while the boundary treatment consists of 2 metres high wooden fencing, coupled with mature thick hedging and trees at the rear part of the garden. The front garden of the property is mainly gravelled, with retained grass patch closer to the main building, allowing for at least 3 car parking spaces.
- 1.2 The surrounding area is of low to medium density comprising a mix of two and three storey detached housing, semi-detached properties and bungalows of similar and differing age, heights, design and appearance.

2 Planning History

GEN/15/00044 - Single storey rear extension., ,28/01/2015 14:39:33
APP/15/00570 - Rear single storey extension with flat roof and a pitched roof single storey side extension., PERM,23/07/2015

3 Proposal

The proposal consists of the construction of a two storey side extension with mansard roof.

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)
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 Brenda Linger - Hayling West

No comments received.

Councillor Julie Richardson

No comments received.

Councillor Paul Gray

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5 comments from 3 households

Comment	Officer Comment
<u>Objections</u> for the following reasons: 1. Loss of daylight on outdoor private amenities 2. Overbearing/ Bulky/ Impact on outlook due to excessive depth 3. Adverse impact on privacy due to rear facing windows at the back of the property having a direct outlook onto the rear gardens and into the houses of neighbouring properties 4. Loss of quality of life and adverse impact on private amenity due to	The concerns highlighted in the received comments are noted and addressed in planning consideration (section 7)

reduced daylight, loss of view and loss of privacy as well as direct outlook	
5. Overdevelopment of the area	
6. Concerns regarding the future use of the extension as a separate dwelling (e.g. short-term rent)	

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) Third-party comments

(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 works consist of the construction of a two storey side extension to the west side of the residence featuring a mansard roof with a front dormer and a rear Juliet balcony. The proposed extension would have an irregular footprint with an enlarged width towards to the rear, protruding from the side elevation by approximately 4.5 metres at the rear and 4.2 metres at the front, with a depth of approximately 8.65 metres and a total height of approximately 6.55 metres with 3.765 metres eaves height. The proposed extension would comprise a garage at the ground floor with stairs leading to the upper floor level comprising a living space with an open kitchen/ living area and a bathroom. Both floors would be connected to the main residence and access from the front of the property to the rear garden would be ensured through the front and rear garden doors at the ground floor. The proposed extension would be constructed in rendered walls with vertical slate hanging at first floor level at the front and rear elevations and a slate roof tiles, all matching the existing. These works are considered to be in keeping with the context of the main dwellinghouse.

7.4 In accordance with Havant Borough Design Guide, two-storey side extensions should be set back from the main building line and have a lower ridge height. The submitted plans show the side extension being a two-storey in comparison to the three-storey main building and set back from the front building line by approximately 5.9 metres. As the appearance of the streetscene should be a main consideration in reviewing this proposal, it should be mentioned that the properties in the surrounding area feature a mix of heights and styles, a mix material palette and different gaps within the streetscene. Consequently, in this particular case, the proposed side extension is

deemed to be subservient to the main dwellinghouse by virtue of the proposed width, relation to the original building in terms of height, function and design as well as being set back from the main building line. Therefore, the proposal is considered to be in keeping with the main dwellinghouse and would not adversely impact the character of the area and streetscene.

- 7.5 Considering all the above, the design and appearance of the proposal is deemed appropriate in context to the main building and the streetscene 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 and character of the locality.

(iii) Effect on neighbouring properties

- 7.6 The proposed side extension would be positioned at approximately 100mm to 250mm to the west side boundary. It is noted that no side windows are proposed as part of this application and that the neighbouring properties located on the west are backing onto the application site. By dint of the proposed extension location, it is acknowledged that the impact would be mainly in relation to the properties at No.41, No.43, No.45, No.47 Sinah Lane and the new dwelling on the land adjacent to No.41 Sinah Lane.
- 7.7 Assessing the impacts on the west side and based on the submitted information, plans and notes from the site visit, it is noted that the part of the west side boundary closer and parallel to the proposed side extension is formed by a timber fence of at least 1.8 metres, along the side boundary of the new property at the rear of No.41 Sinah lane, and the rear boundaries of No.43 and No.45 Sinah Lane. It is noted that these neighbouring properties benefit from long gardens comprising outbuildings, patios or open outdoor sitting area for the enjoyment of the occupiers. Although there would be no side widows resulting from the proposal, the rear Juliet balcony at the first floor would allow for a view on the rear garden of the application site. However, it is noted that the closest neighbouring dwellinghouse is at approximately 30.3 metres from the proposed rear Juliet balcony and at an angle of approximately 12 degrees, thus would unlikely allow a direct overlooking onto the private amenities or habitable rooms of the neighbouring properties on this side.
- 7.8 Consequently, considering the amended section showing a Juliet balcony with a balustrade closer to the rear door-window, thus not allowing for stepping out of the building, as well as the existing established views at the rear, by the existing rear facing windows at first and second floors of the main building, it is deemed that the potential level of outlook would not be materially different from the existing. Additionally, with regard to the permitted development 'fallback position', this feature is considered acceptable on balance. It is also considered that the proposal would not appear overbearing or lead to overshadowing, loss of daylight or view by dint of the orientation and siting of the neighbouring properties and the application site.
- 7.9 Although the side extension would be partially visible from the rear garden of the adjacent property at No.55 Park Road, any detrimental impact would be avoided by dint of the separating distance of approximately 7.2 metres and no side windows facing this neighbouring property.
- 7.10 It is considered that the neighbouring properties located at the north and south of the application site are positioned at a sufficient distance to avoid any adverse impact resulting from the proposal. It is noted that the rear boundaries beyond the existing

rear patio are characterised by high and thick mature hedging and trees also providing a sufficient screen.

- 7.11 Overall, it is considered that the proposed development would not appear overbearing or lead to harmful overshadowing, overlooking, loss of daylight, view or outlook 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 Havant Borough Local Plan Core Strategy (2011).

(iv) Parking matters

- 7.12 The property currently comprises five existing bedrooms and an office room at first and second floor levels. The proposed two-storey side extension would result in an additional living space at the first floor and a new garage at the ground floor. In line with Council's Parking Standards SPD recommendation, a minimum provision of 3 car parking spaces is required within curtilage of the property. Considering the gravelled front garden of the property allowing for approximately 3 car parking spaces and the additional car parking space by means of the proposed garage, it is deemed that the current and proposed provision car parking spaces of on-site car parking spaces would be meeting the requirement of Havant Borough Council Parking Standards SPD and Policy DM13 of Havant Borough Local Plan Core Strategy (2011).

(v) Third-party comments

- 7.13 In response to the concerns raised during consultation and further discussions, the applicant has submitted amended plans showing a proposed rear Juliet balcony, designed to prevent stepping out of the building. This amendment aims to mitigate any potential harmful overlooking and to minimise the overall impact of the proposed side extension.
- 7.14 Each planning application is assessed on its own merits, and as such, concerns regarding the potential future use of the extension as a separate dwelling do not provide a justifiable reason for refusing this application. Moreover, the submitted plans clearly show a connection between the proposed side extension and the original dwelling at both ground and first-floor levels. A condition has been attached to the decision to ensure the extension is used solely for ancillary purposes.

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring amenities and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00229, 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:

Amended Proposed Ground Floor, First Floor, Sections and Site Plan -
Drawing 1 of 2 - Uploaded 30 August 2024

Amended Section - Uploaded 30 August 2024

Proposed Front and Rear Elevations - Drawing 2 of 2 - Uploaded 26 March 2024

Location Plan 1:1250 - Uploaded 03 April 2024

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.

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

Reason: To ensure properly planned development and to protect the amenities of the occupiers of neighbouring properties having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.