

DELEGATED OFFICER REPORT

Site Address:	6 Kingsway, Hayling Island, PO11 0LZ		
Proposal:	Erection of new front porch and alterations to doors and windows.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00830	Expiry Date:	05/12/2024
Applicant:	Miss Maddison	Case Officer:	Selina Donophy
Agent:			
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

This application site comprises a detached bungalow located on the east side of Kingsway , Hayling Island. This property has a tiled, pitched roof with brickwork and render to the elevations. To the rear the property has a partially raised eaves level , with the remainder of the property jutting out in an 'L' shape with a catslide roof slope. The dwelling is set back from the road with on site parking situated to the front of the property.

The area is residential in character.

2 **Planning History**

None relevant

3 **Proposal**

Erection of new front porch and alterations to doors and windows.

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

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)

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 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
<i>Initial representation:</i> Impact on privacy / overlooking	The proposal has since been amended with the first floor element removed from the plans.
<i>Representation received following receipt of amended plans:</i> I would like to support the revised plans for this application.	Noted.

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) Biodiversity Net Gain (BNG)

(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 This proposal originally comprised the addition of a first floor rear extension above the existing raised ridge level, creating a first floor rear extension with a flat roof. This has since been amended following case officer concerns of overlooking to the neighbouring property and this has since been removed from the proposal. The proposal now comprises a new skylight above the kitchen, two new skylights to the front elevation to the landing and bedroom and one to the front elevation at ground floor level to the main bedroom. To the rear elevation would be two new sets of doors serving the lounge and to the side elevation (south) a door would replace the existing window to a utility area. To the north side elevation a window would replace the existing door which would serve the kitchen and a window would be added serving the bathroom. To the front elevation a porch supported by posts with a lean to style roof would infill the existing space surrounding the front entrance. Materials would include render which would match existing.
- 7.4 The proposals are considered to be minor alterations to the property and are not deemed to result in harm to the character of the property, nor to the surrounding area. 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 4 Kingsway. The porch is not deemed to result in harm to the amenity of this property.
- 7.6 To the north of the application site is no 8 Kingsway. Nos 6 and 8 are situated quite close together with approximately 2.3 metres between each side wall. The proposal would result in two new side windows facing in this direction. The kitchen window would be set off the shared boundary and the proposed side window would serve a bathroom and therefore is not deemed to result in unacceptable overlooking.
- 7.7 To the rear (east) of the application site is West Mead Lodge. No harm has been identified to the amenity of this property arising from the ground floor fenestration changes, including the proposed rooflight serving the kitchen. To the front (west) the three new rooflights to the front are not considered to result in any harmful overlooking, given the intervening road and screening.
- 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).

(iv) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

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.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00830 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:

03 Dec 2024	SK00	AMENDED PROPOSED SITE PLAN
03 Dec 2024	SK01	AMENDED PROPOSED GROUND FLOOR PLANS
03 Dec 2024	SK02	AMENDED PROPOSED FIRST FLOOR PLANS
03 Dec 2024	SK04	AMENDED PROPOSED ELEVATIONS
22 Oct 2024		LOCATION PLAN

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.