
Site Address:	Wings, Victoria Road, Hayling Island, PO11 0LU		
Proposal:	New side and rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00809	Expiry Date:	14/11/2023
Applicant:	Ms Strickland		
Agent:	Mr A Brown	Case Officer:	Ikrame Essalih
	Dwell Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is Wings, Victoria Road, Hayling Island. The property is two-storey dwellinghouse with an internal garage on the west side. The residence is rendered on all elevations in white with brown tile hanging at first floor level and a brown tiles gable roof with a side white rendered brick chimney to the east elevation. To the front of the property, a decking used as a terrace and sitting area and a paved area with gravel accommodating for three parking spaces. To the rear, an existing conservatory and utility room, while the garden depth is approximately 10 metres with boundaries treatment comprising of wooden fencing of approximately 1.8 metres height.
- 1.2 The property is located to the north side of Victoria Road and fronting an open agricultural field. The surrounding area is predominantly residential with properties of different design and form and similar heights.

2 Planning History

GEN/21/00444 - Erection of porch., INV,
APP/21/00603 - Construction of brick and tile porch., PERM,29/07/2021

3 Proposal

The proposal consists of the construction of a rear and side extension following the demolition of a conservatory and a utility room at the rear of the property. The extension would be a single storey build of approximately 2.5 metres in height with a pitched 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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comments received.

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Julie Richardson

No comments received.

Councillor Paul Gray

No comments received.

Developer Services, Southern Water

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Objection to proposal, on grounds of: 1) New extension too close to adjoining property, onto boundary line 2) Risk of damage to the adjoining property, foundation and soil movement. 3) North elevation of Plan submitted shows removal of the boundary fence and new extension wall butted up against adjoining property with roof and property over the adjoining property boundary line. 4) No consultation or consideration to the shared collection of rainwater from Wings and adjoining property. Additional rainwater needs to be collected and diverted away from gardens. At present, shared downpipe due to flooding risk of additional rainwater raising the water table and flooding the rear gardens. The joint shared down pipe has been in-situ since property built and is for use of Wings and March House. Lack of consultation over removal of a joint/shared facility. 5) Existing soil inspection cover. This is shared soil drainage between properties. Should there be an issue/blockage in future, this might impact other properties who share the same drainage. 6) No consultation of how contractors would carry out new roof area over the existing garage, There is limited area of working with possible need to work over adjoining property. 7) Victoria Road has limited parking and access. Should plans be approved at some point in future, contractors need to take into consideration parking of contractors vehicles and deliveries agreed with residents of Victoria road.	1) Comment is addressed in planning consideration section. 2) Agent have been made aware of the concerns and submitted further information regarding the proposed works including the foundations. Building control have consulted on this application and no comments were received. Soil movement is not subject of planning consideration. 3) Further to discussions with the agent, amended plans were submitted and show that though there is partial removal of the fence, a wall will be built as part of the extension within the curtilage of the property. The fence has been confirmed to be owned by the applicant. 4) Amended plans show that the box gutter will be entirely within the curtilage of the application. The submitted detail show that the existing box gutter attached to the neighbouring property rear side extension's roof would not be removed or affected by the proposed new box gutter. A gap would be maintained between the guttering and the agent confirms that the proposed drainage system should take the rainwater overflow of the neighbouring property. 5) This is not a material consideration in planning. 6) Further to these concerns, the agent has submitted information in regard to the construction method. The email will be part of the approved documents. 7) This is not related to the proposal. Therefore, no comments are made. 8) The proposal would need to comply with the approved submitted plans. A condition is attached to the decision. 9) This is not a material consideration in the application assessment, therefore this matter would need to be addressed between neighbours.

8) Plans submitted do not show a true reflection of proposed new extension as it states "Drawing not for Construction" 9) At no point has there been any consultation by the architects or owners of Wings relating to the proposed extension. Lack of consultation from Wings for project to an adjoining property. Further objection to proposal, on grounds of: 10) The existing inspection hatch will be covered and re-sited. The existing inspection cover is for Joint soil waste from Wings and March House which converges at inspection hatch present location.	10) This is not a material consideration in planning terms. Further concerns are addressed in planning considerations section.
Neutral: access to this property is via a single track unmetalled, dead end road. heavy building trucks have caused damage to the road and blocked access for other residents of Victoria road in the past. attention will be needed to ensure access remains clear and any damage to the road and established boundary hedge is made good.	These comments relate to matters that are not material consideration in planning. This application is being assessed on its planning merits.

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

(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 involves the erection of a single storey rear and side extension at the west of the property and rear of the integrated garage. The construction of the extension would follow the demolition of an existing rear conservatory and utility room and would incorporate an extended kitchen and dining area and accommodation for dogs with a shower tray on the side extension part. The combined rear and side extension would be protruding by approximately 3 metres from the rear wall of the property, 4.4 metres from the rear of the integrated garage and approximately 2.5 metres from the west side elevation with an eaves height of approximately 2.5 metres incorporating a pitched roof sloping towards the rear garden and west side boundary. All elevations would be rendered in white colour and the roof would be built in roof tiles matching the existing ones. These works are considered to be in keeping with the character of the main dwellinghouse.
- 7.4 The extension, would be positioned mainly at the rear part of the property with a height of approximately 3.3 metres at the highest point connected to the walls and to the existing garage's roof on the west side and which highest point is approximately 3.9 metres. Therefore, it is considered that the extensions would not be readily visible from the public realm being screened by the original dwellinghouse, garage and adjacent properties at east and west sides. Consequently, it is deemed that the proposal would not have an adverse impact on the streetscene and the character of the area.
- 7.5 The design, height, mass and appearance of the extensions are deemed appropriate in context to the main house and the character of the area and are 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

- 7.6 The proposed rear and side extensions would be connected forming a wraparound extension. While the rear extension is positioned at approximately 1 metre from the adjacent property at Lovedean Cottage, the side extension would be positioned at the boundary line shared with March House at the west side.
- 7.7 Assessing the impact on the west side, it is noted that the adjacent property at March House benefits from a rear conservatory which is built at the limit of the boundary line with Wings. While the initial plans of the proposal showed a development beyond the boundary line with a box gutter hanging over the shared boundary, the proposed plans have been amended to show that the proposed extensions would be entirely built within the curtilage of the application site including the foundations, as well as a new rainwater drainage pipe to the rear west corner of the extension; this is also noted in further correspondence with the agent. Additionally, a section and a detail drawing at the shared boundary have been submitted to respond to the raised concerns and clarifying the position of the proposed box gutter and foundation vis-à-vis the existing guttering and the boundary line at March House. Furthermore, by dint of the existing built at the adjacent property at March House protruding further to the rear than the proposed side extension, it is considered that the proximity to the west side boundary would not be a justified reason for refusal of this proposal.

- 7.8 Additionally, it is noted that the removed part of the fence would be replaced by a built brick wall as part of the extension. The proposed box gutter would be positioned entirely at the top of the side brick wall with the gutter flashing being at the same section level as the wall, not protruding further or hanging over the boundary line. As for the proposed rooflights, the submitted plans show that they would be positioned at approximately 2.2 metres above finished floor level. Therefore, considering all the above, it is deemed that the proposal would have limited and acceptable impact on the adjacent property at March House.
- 7.9 On the east side, the rear wall at Lovedean Cottage is positioned further to the rear in comparison to the application dwellinghouse while also benefiting from a single storey rear extension with a pitched roof. The proposed extension would not have any windows on the east side elevation facing this property. Therefore, considering the existing fence of approximately 1.8 metres and the proposed extension being a single storey positioned at 1 metre separating distance from the boundary line, it is deemed that the proposal would neither be overbearing nor result in an adverse impact to the adjacent property.
- 7.10 To the rear of the property on the north side, in addition to the existing fence and mature hedging, neighbouring properties on this side are considered to be located at sufficient distance to not receive any harmful impact resulting from the proposed works.
- 7.11 Facing the property on the south, is an open agricultural field with no residential properties while it is also considered that the proposed works would not be visible from that viewpoint. Therefore, it is considered that the proposal would not result in an adverse impact to neighbouring amenities.
- 7.12 Considering all of the above, the proposed development does not appear overbearing or leading to overshadowing, loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00809, 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:

23022(PL)03	Proposed Site Plans
23022(PL)04 REV A	Amended Proposed Floor and Roof Plans
23022(PL)05 REV B	Amended Proposed Elevations and Section
23022(PL)06 REV A	Proposed Section And Detail at Boundary (West)
Agent Email Re Boundary	

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.