
Site Address: 18 Bosmere Road, Hayling Island, PO11 9SA
Proposal: Construction of single storey side extension with steps following demolition of existing side porch.
Application Type: Full Planning Permission
Application No: APP/24/00383 Expiry Date: 17/07/2024
Applicant: Mr & Mrs Nicholas
Agent: Loretta Taylor Case Officer: Ikrame Essalih
 Thorns - Young Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 18 Bosmere Road, Hayling Island is a detached bungalow constructed in rustic red facing brickwork with elements of white render and cladding at front elevation and a brown tile gable roof. The dwellinghouse is accessed from the front via a central main door and a metal side gate to the north side allowing for access to the rear garden and attached to an existing side porch. The front of the property is mainly paved with a retained grass area to the south side. The rear garden comprises an existing terrace with steps leading to a lower patio and lawn area, and a detached garage/ workshop, shed and rear conservatory. The boundary treatment consists of wooden fencing coupled with mature hedging and tall trees and a soft front boundary defined by medium hedging.
- 1.2 The surrounding area is residential in character with properties of differing height, design, footprint and finish materials.

2 Planning History

05/70888/000 - Rear conservatory., PERM,17/11/2005

3 Proposal

The proposal comprises the demolition of an existing porch at the north elevation and the erection of a single storey side extension with new deck and steps.

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)

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.

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: 0

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) 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 works consist of the construction of a single storey side extension with a raised deck and steps following the demolition of the existing porch at the north side elevation. The proposed extension would have a total height of approximately 4.57 metres with an eaves' height of approximately 3.1 metres, and would be protruding by approximately 2.24 metres from the north side elevation with a depth extending from the main building front line to the rear by approximately 5.9 metres with a new deck to be built at 550 mm above ground level. The proposed extension would be constructed in matching brickwork with a pitched roof in brown concrete tiles matching the existing in pitch, design and materials. By dint of the lower roof ridge height as well as the modest scale and design of the proposed side extension, it is considered that the proposed development would result in a subservient appearance concurring with Havant Borough Council Design Guide SPD. Overall, the proposed works are considered to be in keeping with the context of the main dwellinghouse.
- 7.4 As the front elevation of the proposed side extension would be in line with the main building line, it would be highly visible from the public realm. Given the varying gaps between existing properties as well as existing side extensions within the neighbourhood, it is considered that the proposal would not be out of context with the streetscene and surrounding area, thus would be acceptable on balance. It is also noted that the side extension would allow for passage from the front to the rear garden along the gap of approximately 1.2 metres between the proposed side extension and the boundary fence on the north side.
- 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 side extension would replace the existing side porch, and thus would be located on the same side, albeit with a larger footprint. Compared to the existing porch, the extension would be closer to the north boundary line by approximately 1.32 metres and would extend forward by approximately 1.97 metres to align with the main front building line. By dint of its location, the side extension would be mainly screened from the neighbouring properties to the south of the application site and would be closer to the properties on the north side.
- 7.7 The property at No. 20 Bosmere Road is adjacent to the application site, sharing its northern boundary line. It is noted that the wooden fence with mature, thick hedging along the boundary line would provide a screen to the side extension of at least 2.4 metres, and there would be no side windows facing this direction, although the new deck would allow for a small raised platform at approximately 525 mm above ground level. Additionally, the separating distance between the side extension and the boundary line would be approximately 1.2 metres, with 4.3 metres to the facing side elevation of the adjacent property. Therefore, it is considered that the proposal would not appear overbearing or lead to harmful overshadowing, overlooking, or loss of daylight, privacy, or view for this neighbouring property.

- 7.8 To the west and east side, the neighbouring properties fronting and at the rear of the application site are deemed to be sited at a sufficient distance to avoid any detrimental impact resulting from the proposal.
- 7.9 Given the design and size of the new built, the position vis-à-vis the existing boundaries and the existing buildings, it is considered that the proposal would not have a detrimental impact on the residential amenity of the 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.10 The application site is located within Flood Zone 2 and 3. The proposal includes a single storey side extension considered of a modest footprint and scale. Flood risk assessment form and statement have been submitted by the agent confirming that appropriate mitigation measures have been considered. Based on the submitted plans and provided information, it is deemed that the proposal would not result in an increase of flood risk meeting the requirements of Policy CS15 of the Havant Borough Council Local Plan Core Strategy (2011).

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/24/00383, 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:

Proposed Side Extension - Drawing No.8075:24 - Uploaded 21 May 2024
Location Plan - Uploaded 21 May 2024
Proposed Block Plan - Uploaded 21 May 2024
Flood Risk Assessment - Uploaded 22 May 2024
Flood Risk Assessment (General) - Uploaded 22 May 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.