
Site Address:	39 Fernhurst Close, Hayling Island, PO11 0DT		
Proposal:	Two storey side extension with proposed ground floor and first floor rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00519	Expiry Date:	10/09/2024
Applicant:	Mr West		
Agent:	Mr Watford	Case Officer:	Josephine Lacey
	WAT Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

39 Fernhurst Close, Hayling Island, is a detached two storey dwelling on a corner plot with a pitched tiled roof and pale blue/grey cladding to the front elevation. There is an attached garage to the north of the property. To the rear is a triangular single storey rear extension which facilitates a kitchen. To the front is a flat roof porch. To the front the curtilage comprises a hardstand driveway which facilitates vehicular parking with space for several vehicles. There is also an area of soft landscaping consisting of planting within a large bed with various bushes and plants. The rear garden extends from the rear to the side of the dwelling to the north and comprises grass and a paved area.

The boundary treatments are wooden fences of approximately 1.8m. All elevations of the dwelling are visible above the boundaries within the streetscene due to the corner plot location and orientation of the dwelling.

The surrounding dwellings to the south are of similar mass and scale, however the streetscene is varied with more bungalows towards the north.

2 Planning History

None recent or relevant.

3 Proposal

Two storey side extension with proposed ground floor and first floor rear extension.

The proposed plans also show alterations to materials and replacement windows as well as demolition of the porch, relocation of the front door and introduction of a new canopy above the door.

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)

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.

Developer Services, Southern Water

The development site is not located within Southern Water's statutory area for water supply/wastewater drainage services. Water for this development is provided by Portsmouth Water.

From the information received, Southern Water have no objections to the proposed work proceeding due to no existing sewers causing an obstruction to the extension. The only comment Southern Water is to be aware of a surface water pipe near the development for any future works.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

HCC Arboricultural Consultancy

There are no trees on this site only shrubs. Therefore I have no objections on arboricultural grounds.

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
On receipt of the letter from Havant Borough Council dated 24th July 2024, I have spoken to the owners of 39 Fernhurst Close and am grateful to have had the opportunity to so do. I understand the following regarding their planning application: - APP/24/00519 - The build should take approximately 6 months to complete. - Trades will park outside and adjacent to number 39 and not obstruct neighbouring properties. - The hours of building work will be approximately 8am - 4pm Monday to Friday. Having scrutinised the plans, I appear to be [redacted] affected by this proposed development and I have concerns about the first-floor rear extensions. The plans seem to show the following: - - Currently the existing rear 1st floor bedroom windows are approximately 8 metres from the fence. - The timber flat-roofed extension shows two rear 1st floor windows, each [Redacted] closer to [Redacted]. The new distance from [Redacted] would appear to be [Redacted].	Noted, please see section 7.

- The new brick-built extension shows a rear 1st floor bedroom window even closer. It appears to be [Redacted]. - The aerial view of the new development shows that [Redacted] will be overlooked. Because of the proximity of the rear 1st floor bedroom windows [Redacted] I am deeply concerned about the loss of privacy and loss of natural light [Redacted]. Anything that could be put in place to address my concerns and improve the situation would be appreciated. I would welcome the opportunity to discuss how this could be achieved or the plans adjusted to enhance my privacy and wellbeing.	Noted, please see section 7.
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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) Trees
- (v) Parking
- (vi) CIL

(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 is for a two storey side extension to the north of the dwelling, as well as ground floor and first floor rear and side extensions. The two storey side extension would form a new gable end facilitating larger bedrooms and an ensuite to the first floor and a larger living space to the ground floor. There would be an additional first floor extension to the rear and a single storey rear and side extension to the south side. The first floor rear extension would facilitate larger bedrooms, and the single storey rear and side extension would facilitate a utility room, W.C, larger kitchen/ dining area and lounge.

- 7.4 The two storey side extension would have a width of 5m. It would be to a length of 11m and a height of 7.6m to ridge height and 5m to eaves height. It would therefore be to a greater eaves and ridge height than the existing dwelling, with the eaves height being greater by approximately 0.5m, and the ridge height greater by 1.1m. This extension would have a pitched roof and would have gable ends running east to west. There would be ground and first floor windows within the front elevation, a first floor window within the side elevation on the north side, and one first floor window within the rear elevation. The external walls would be finished in white render. The roof tiles would match the existing roof.
- 7.5 The single storey rear extension would be approximately 14m in width and 4m in depth from the rear elevation. It would wrap around the side elevations and would be approximately 2.6m in height. There would be several 2m high windows within the rear elevation, patio doors in the north elevation and no windows or doors within the south side elevation.
- 7.6 There would also be a first floor rear extension which would extend from the rear elevation by 1.1m and from the roof at maximum height by 2.5m. There would be two windows within the rear of this extension and no side windows.
- 7.7 The chosen materials are white render for the two storey side extension and cladding to the rear extensions. The proposed windows and doors would be aluminium or uPVC in grey or light/ off white colour. The roof would be concrete rooftiles and single ply membrane. These materials are considered acceptable in context to the main dwelling and the surrounding area.
- 7.8 The two storey side extension would be visible from the streetscene as the dwelling is on a corner plot and the extension is on the side elevation of the dwelling closest to the junction of the highway. Furthermore, the proposed extension would result in a significant increase in bulk to the host dwelling. However, as the curtilage extends approximately 9m to the northern boundary, there is significant space between the dwelling and the public realm and the proposal would not project beyond the established staggered building line along Fernhurst Close, it would not appear overly dominant within the streetscene. The height, mass, design and scale of dwellings within the area are varied and whilst the proposal would materially alter the form and scale of the dwelling it would complement the eclectic mix of dwellings in the streetscene.
- 7.9 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

- 7.10 To the rear is No. 38 Fernhurst Close. This dwelling is approximately 5.5m from the rear elevation of the proposed single storey rear extension. There would be three first floor windows and several ground floor windows facing this dwelling, however the window serving the dual aspect bedroom facing this property and the first floor bathroom window would be obscure glazed, as required by a condition attached to this permission. The southern-most first floor window is considered acceptable as it would only be 1.1m closer to the boundary than the existing window in this location, and would face the rear of the rear garden, not the rear of the dwelling and the amenity space.

To the rear boundary is an approximately 1.8m high fence and several large bushes. The proposal would not be overbearing or cause significant loss of light to any of the habitable rooms within this neighbouring dwelling owing to the separation distances, and it is not considered to cause a loss of outlook. Any impact on this neighbouring dwelling as a result of the proposal is therefore considered to be limited and acceptable.

- 7.11 To the south of the site is No. 40 Fernhurst Close. This dwelling is approximately 1m from the proposed single storey rear and side extension and 2.5m from the first floor rear extension. There are no side windows that the proposal would impact on this dwelling and the proposed heights of the extensions are considered acceptable in relation to the distances between the dwellings and when factoring in the approximately 1.8m high boundary fence. The proposal is therefore not likely to have a detrimental impact on privacy, outlook or light to this neighbouring dwelling and it is not considered to be overbearing.
- 7.12 The closest dwelling to the front of No. 39 is No. 7 Fernhurst Close. This dwelling would be approximately 18m from the front elevation of the proposed two storey side extension. There would be windows within the first and second floor facing this dwelling but the distance between the elevations is considered acceptable. There is unlikely to be a detrimental impact in terms of privacy, outlook and light to this neighbouring dwelling and it would not be overbearing.
- 7.13 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) Trees

- 7.14 There are no trees that are deemed at risk from the proposed works. The Arboriculturalist commented on the application and raised no objection.

(v) Parking

- 7.15 The dwelling would have 4 bedrooms as a result of the proposal. This means that in accordance with the Havant Borough Council Parking SPD, 3 spaces are required on site. Upon the Officer Site Visit, it was determined that the driveway would have sufficient space for this number of vehicles.

(vi) CIL

- 7.16 The proposal would be CIL liable because of the increase in floorspace, however the agent has submitted an exemption form due to the proposal being self build.

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/24/00519 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:

09 Jul 2024	WATD-001-P	SITE & LOCATION PLAN
09 Jul 2024	WATD-003-P	PROPOSED FLOOR &
ELEVATIONS		
09 Jul 2024	WATD-004-P	PROPOSED SKETCH
RENDERS		

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), prior to first occupation of the extension hereby permitted the windows in the first floor serving the northern-most bedroom and the bathroom on the rear elevation facing east shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.