
Site Address:	9 Harbour Road, Hayling Island, PO11 0HR		
Proposal:	Erection of single storey rear extensions.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00403	Expiry Date:	17/07/2024
Applicant:	Miss Julie Brock		
Agent:		Case Officer:	Denise Sheath
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Harbour Road, Hayling Island, is a red/brown brick constructed bungalow with a hung tiled roof. The property benefits from a single storey pitched roof detached garage along/adjacent the eastern rear boundary and a conservatory to the rear elevation. The frontage of the property consists of front lawn grass area with a hard surfaced access from Harbour Road along the eastern side of the property used for off road parking. The rear garden area is laid to lawn with 2m close boarded fencing to the western and rear (southern) boundaries, hedging and shrubbery along the eastern boundary at a height of approximately 2.2m, the front boundary treatment consists of a small brick wall to the front with a 1m wooden boundary fence to the front western side boundary with an approximate 1.3m hedge along the front eastern side boundary.

2 Planning History

None relevant

3 Proposal

Erection of single storey rear extensions.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Ecologist, Planning Policy Team

Thank you for consulting me on this application.

I would not raise any ecological concerns with the proposed development. The proposed works are not likely to result in impacts to habitats used by protected or notable species. No further information is required.

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: 3

Summary of objections:

- Burning of Waste at property
Officer Comment - The burning of waste is not a planning consideration and would be dealt with under Environmental Health Legislation
- Roof of extensions to high, flat roof extensions would be more suitable and reduce impact of light to neighbouring property
Officer Comment - Each application is assessed on its own merits.
- Not in keeping with other developments within the street
Officer Comment - Each application is assessed on its own merits.
- Proposal would increase the floor space over 50m²
Officer Comment - Each application is assessed on its own 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
- (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 first element of the proposal is for a single storey rear extension to the rear eastern elevation following the demolition of the existing rear conservatory. The proposed extension would have a depth of 7.36m with a width of 6.36m and would attach to the existing detached garage located adjacent the eastern side boundary. The roof design would be a pitched roof with a hipped element facing the rear. The eaves height is proposed at 2.6m with a maximum roof height of 5.25m. The materials to be used in the construction of the extension would be similar in appearance to the existing materials used in the construction of the existing property. The proposed extension due to its location and height would be slightly visible from the public realm, due to the materials and roof design being in keeping with the existing property the proposal is not considered to have a harmful impact upon the character of the streetscene or the host dwelling.
- 7.4 The second element of the proposal is for a single storey extension to the south western rear elevation. The proposed extension would have a depth of 5m with a width of 4m. The roof design would be a pitched roof with a hipped element facing the rear. The eaves height is proposed at 2.6m with a maximum roof height of 4.05m. The materials to be used in the construction of the extension would be similar in appearance to the existing materials used in the construction of the existing property. The proposed extension due to its location and height would not be readily visible from the public realm. It is not considered this element of the proposal would have a harmful impact upon the character of the streetscene or the host dwelling.
- 7.5 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

- 7.6 The proposed extension to the eastern section of the rear elevation would have a 2.9m distance from the shared boundary with the neighbouring property to the east (No. 7 Harbour Road) with an approximate 5.3m distance to the side facing elevation, the rear elevation of the extension would be flush with the rear elevation of the existing detached garage in which the proposal would be attached to. The pitched roof of this element of the proposal would slope away from the neighbouring property, therefore limiting the impact with regard overbearingness and loss of light. It is noted that No.9 benefits from a large single storey flat roof extension to the rear. This element of the proposal would not protrude further than the building line of the neighbouring extension. No windows or doors are proposed to the side facing elevation of this extension. It is therefore considered that the proposal would have a limited and acceptable impact upon this neighbouring property.
- 7.7 The extension to the rear western elevation would not be readily visible to the neighbouring property to the east (No.7). It is therefore considered this element of the proposal would have a minimal and acceptable impact upon the neighbouring property to the east.

7.8 The proposed extension to the western section of the rear elevation would have a 1.2m distance from the shared boundary with the neighbouring property to the west (No. 11 Harbour Road) with an approximate 2.3m distance to the rear facing elevation. The pitched roof of this element of the proposal would slope away from the neighbouring property, therefore limiting the impact with regard overbearingness and loss of light. It is therefore considered that the proposal would have a limited and acceptable impact upon this neighbouring property.

7.9 The extension to the rear western elevation would have a distance of 5.2m to the shared boundary with No.11, with a 6.3m distance to the rear facing elevation. A window and set of doors are proposed within the side facing elevation of the extension, these would be screened by the 2m boundary fence limiting any overlooking and/or loss of privacy concerns which could arise. It is therefore considered this element of the proposal would have a minimal and acceptable impact upon the neighbouring property to the west.

7.10 The proposed rear extensions would have a minimum of a 23m distance from the rear shared boundary with the neighbouring property to the south (No.5 Lime Grove). The proposals would face on the outbuilding within and adjacent the rear boundary of No.5 which spans the width of the curtilage. It is therefore considered the proposed rear extensions would have a minimal and acceptable impact upon the neighbouring property to the south.

7.11 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) Flood Risk

7.12 The application site falls within a future flood zone with the proposed alterations falling within the definition of 'minor development'. Paragraph 174 of the NPPF states *'Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 59.'*

The applicant has submitted a flood risk assessment which states the following measures will be put into place:

1. The floor level of the extensions will match the current floor level of the existing property and will not be any lower – see proposed elevations submitted.
2. The floor & walls will be constructed using the preferred construction methods outlined in the 'Improving the flood performance of new buildings'
3. All electrical sockets will be set to a minimum of 450mm above finished floor level.

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/24/00403 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:

Application Form - Received 30 May 2024

Location Plan - Drawing No.PL-01 A - Received 30 May 2024

Block Plan - Drawing No.PL-02 A - Received 30 May 2024

Proposed Floor Plans - Drawing No.PL-09 F - Received 30 May 2024

Proposed Elevations - Drawing No. 9HARB PL-10 G - Received 10 June 2024

Flood Risk Matrix And Supporting Measures - Received 30 July 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.