
Site Address:	28 South Road, Hayling Island, PO11 9AE		
Proposal:	Single story rear extension and existing conservatory alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00318	Expiry Date:	08/08/2024
Applicant:	Mr Drain		
Agent:	Mr Packham	Case Officer:	Josephine Lacey
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

28 South Road, Hayling Island, is a detached hipped roof bungalow on the east side of South Road. The dwelling is set back from the public realm, and to the front is a large frontage, detached garage and driveway with space for multiple cars, and adjacent lawn. To the rear is a large garden. The streetscene is varied with detached properties of differing scale and design. The boundary treatments to the rear are high level brick walls, and to the front boundary is a low level brick wall and bushes.

2 Planning History

92/57876/000 - Single storey rear extension., PERM,

3 Proposal

Single story rear extension and existing conservatory alterations.

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

Councillor Jonathan Hulls
No comment received.

Councillor Paul Gray

No comment received.

Councillor Wilf Forrow

No comment 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 is for a single storey rear extension to be used as an orangery, and alterations to the existing conservatory. The conservatory roof would change from a sloped flat roof to a flat roof to a height of approximately 2.7m. The door would be relocated to the rear elevation. The proposed single storey rear extension would be adjacent to the conservatory and would be approximately 2.9m high with a flat roof, with a roof light around 0.4m high. It would be 6m in width along the rear elevation at a depth of 3.4m. There would be a new window within the south elevation which would be closer to the boundary than the previous conservatory window. The rear of the extension would have bifold doors. There would be no change to the north elevation apart from the change from sloped to flat roof; there are no additional windows

proposed in the conservatory, and the extension does not extend past the rear elevation of the existing conservatory. The materials proposed are bricks and uPVC windows to match existing, aluminium bifold doors and flat roof, EPDM rubber roof or felt.

- 7.4 The proposed development would be to the rear and would not be visible from the streetscene, but the scale, design and materials proposed are considered acceptable and in keeping with the main dwelling and character of the area.
- 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 To the south is No.26 South Road. The rear of this dwelling is over 25m from the proposal. There is also a high level brick wall to the boundary between these dwellings which would sufficiently screen the proposal. Due to this context, the proposal is unlikely to have an adverse impact on this property in terms of loss of light, outlook or privacy, and is not considered overbearing. Therefore, any impact on this neighbouring dwelling is considered limited and acceptable.
- 7.7 To the north is No.30 South Road. This dwelling would be around 8m from the proposed extension, and there is high level brick wall which would likely sufficiently screen the proposal. Additionally, between the proposal and this neighbouring dwelling is the existing conservatory. The extension would be higher than the conservatory, but would not be overbearing on this property. There are no new windows proposed to face this neighbouring dwelling. Considering this, the proposal would have a limited and acceptable impact on this property in terms of light, outlook, and privacy, and it is not considered to be overbearing.
- 7.8 To the rear are No.s 15 and 17 Oakwood Road. These dwellings are over 25m from the proposal, meaning it is therefore likely to have only a limited and acceptable impact in terms of loss of light, privacy and outlook, and is not considered to be overbearing.

(iv) Notable and Protected Species

- 7.9 It is noted that the application site is within 50m of the Notable and Protected Species of the Stag Beetle. Due to the scale and location of the proposed development, there will be no negative impact on this species.
- 7.10 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). It is noted no letters of objection were received with respect to the scheme.

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/24/00318 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:

25 Apr 2024	LOCATION PLAN
25 Apr 2024	BLOCK PLAN
04 Jun 2024	PROPOSED GROUND FLOOR
04 Jun 2024	PROPOSED REAR ELEVATION
04 Jun 2024	PROPOSED SOUTH ELEVATION

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.