
Site Address:	67 Rogers Mead, Hayling Island, PO11 0PL		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00510	Expiry Date:	12/08/2023
Applicant:	Mr and Mrs Durkin		
Agent:	Mr Olafsson	Case Officer:	Bethany Crowther
	Lundi Architects Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey house with attached double garage located on the eastern side of Rogers Mead, Hayling Island. The property comprises brickwork and a tiled pitched roof. The surrounding area is residential in character and contains properties of similar and differing design.
- 1.2 The site is located within Flood Zones 2 & 3.

2 Planning History

APP/21/00147 - Single storey rear extension., PERM,20/05/2021

3 Proposal

Single storey rear extension.

The application has been amended during the course of its consideration in that the roof design has been altered to incorporate a flat roof element.

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

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Julie Richardson

No comments received.

Councillor Paul Gray

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: 14

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 extension would be located to the rear of the property and would extend approximately 3.5 metres from the original rear elevation wall and have an approximate width of 5.6 metres to form a new kitchen area. A set of white uPVC sliding doors would be situated on the south elevation to serve the garden area and white uPVC windows situated along the east elevation. This is considered in keeping with the context of the host dwellinghouse.

- 7.4 The proposed extension would be flush with the original north elevation wall and would comprise brickwork to match the host dwellinghouse. There would also be a pitched roof along this elevation to match the roof design of the existing garage. This elevation would be visible from the streetscene and is in keeping with the context of the host dwellinghouse. The east and south elevation would consist of render which would not be visible from the street scene and therefore considered acceptable in this instance.
- 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 north of the application site is No. 65 Rogers Mead. There is a high-level boundary fence separating the two properties and an approximate 2.5 metre distance between the two properties. For these reasons it is considered that the proposed extension would not cause any unacceptable impacts in terms of loss of light, outlook or privacy to the neighbouring property.
- 7.7 It is considered that the properties to the east and south of the application site are of a sufficient distance to not cause any impacts in terms of loss of light, privacy or outlook.
- 7.8 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.

(iv) Flood Risk

- 7.9 The application site is situated within both Flood Zones 2 & 3. However, the submitted flood map that the agent has obtained via the Environment Agency's online flood map shows that the site is of low risk of flooding. The agent has submitted a flood risk assessment as required under Policy CS15.
- 7.10 The increase in footprint as a result of the proposal would be relatively small and it is considered that this small increase in itself would not increase flood risk nor increase flood risk elsewhere to any significant degree. A similar scheme was approved at the application site under the application reference APP/21/00147. Taking a proportionate approach, and in view of the different information available of the Environment Agency's on line flood map for planning, the proposals are considered acceptable in terms of impact on flood risk.

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/23/00510 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:

ROOF PLAN AS PROPOSED - LA2316 07 REV C
WEST ELEVATIONS EXISTING AND PROPOSED - LA2316 10 REV C
EAST ELEVATIONS EXISTING AND PROPOSED - LA2316 11 REV C
NORTH ELEVATIONS EXISTING AND PROPOSED - LA2316 12 REV C
SOUTH ELEVATIONS EXISTING AND PROPOSED - LA2316 13 REV C
PART GROUND FLOOR PLAN AS PROPOSED - LA2316 08 REV C
BLOCK AND LOCATION PLANS EXISTING AND PROPOSED - LA2316 01

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.