
Site Address:	15A West Haye Road, Hayling Island, PO11 9RN		
Proposal:	Single storey rear extension and front porch.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00332	Expiry Date:	28/06/2023
Applicant:	Mr & Mrs Wilkinson-Tough		
Agent:		Case Officer:	Joseph Toole
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached chalet bungalow located to the north side of West Haye Road. The property which comprises of 2 flats has brickwork and concrete roof tiles. The proposed works relate to No.15A where is the ground floor flat. Vehicular access is from West Haye Road with parking to the front and side. The property has a large rear garden, extending out to the back of No.13 West Haye Road.

The area is made up with detached properties, being a mixture of one and two stories.

2 Planning History

APP/21/00862 - Dropped kerb with vehicle parking, PERM,28/10/2021
APP/22/00880 - Erection of 1No. Chalet Bungalow with rooms in the roof,
WD,21/03/2023

3 Proposal

The proposal would involve the erection of a front porch and single storey rear extension. The proposed front porch would be open and have a width of approximately 3.7 metres, a depth of approximately 1.5 metres and a pitched roof having a maximum height of approximately 3.8 metres. The proposed single storey rear extension would be used as a kitchen and living room and have a width of approximately 9 metres, a depth of approximately 5.8 metres and a flat roof including a roof lantern with a maximum height of approximately 3.1 metres.

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

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

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

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 proposed front porch would have oak posts with bricks. The proposed single storey rear extension would have red brickwork and a GRP or single ply membrane roof. These materials are considered to be appropriate within the context of the existing dwellinghouse and character of the area.

7.4 The proposed porch would be visible from the street scene. Due to its modest size and the fact it would not extend out beyond the existing building line it is considered to be inkeeping with the character of the area. In terms of the proposed rear extension as it would be located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the rear proposed extension would appear

subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the 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 The proposed porch would have a significant distance from the neighbouring properties to the front and sides thus not considered to have an adverse impact.
- 7.7 On the east side facing No.17 West Haye Road the proposed rear extension would extend out. It would have a separation distance from the side wall of the proposed extension to the side wall of the extension at No.17 of approximately 4.2 metres being partly screened by the existing 1.8 metre high fencing. Therefore, it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers at No.17. There would be a door serving the living room on the east side. This would be screened by the existing 1.8 metre high fencing, therefore not considered to cause harmful overlooking.
- 7.8 On the west side facing No.13 West Haye Road the proposed rear extension would extend out further than the existing rear wall. It would have a separation distance from the side wall of the proposed extension to the side wall of No.13 of approximately 6.2 metres being partly screened by the existing 1.8 metre high fencing. Therefore, it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers at No.13. There would be a door and a window serving the kitchen on the west side. This would be screened by the existing 1.8 metre high fencing, therefore not considered to cause harmful overlooking.
- 7.9 To the rear there would be bi-folding doors and a window within the proposed rear extension facing out onto the rear garden. Due to the existing screening and distance from neighbouring properties to the rear it is not considered to have an adverse impact.
- 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00332 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:

Location and Block Plan
Proposed Floor Plan
Proposed Elevations with Porch REV A

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.