
Site Address: 4 Osprey Drive, Hayling Island, PO11 9BX
Proposal: Single storey extension to side of existing to create a new entrance hall, shower room and utility room.
Application Type: Full Planning Permission
Application No: APP/23/00238 Expiry Date: 29/05/2023
Applicant: Mrs A Muxworthy
Agent: Mr Steve Eastland Case Officer: Bethany Crowther
Steve Eastland Design
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site, 4 Osprey Drive, Hayling Island, is a semi-detached property located in a cul-de-sac on the east of Osprey Drive. The front elevation faces onto Osprey Drive and the rear elevation faces Selsmore Road. There is an integral garage within the eastern parts of the property, which is the subject of this application. The property is comprises brickwork and has a tiled gable roof.
- 1.2 Vehicular access is from Osprey Drive.
- 1.3 The property is located in a residential area with surrounding properties of similar and varying design.

2 Planning History

APP/18/00887 - Replacement of 1.9m high boundary wall, which abuts the highway on Selsmore Road with a 1.8m close boarded fence., PERM,12/10/2018
APP/23/00117 - Application for a Lawful Development Certificate for conversion of the existing garge and a proposed single storey side extension to create new entrance hall, shower room and utility room., WD,10/03/2023

3 Proposal

Single storey extension to side of existing to create a new entrance hall, shower room and utility room.

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 comments received.

Councillor M Wilson - Hayling East

No comments received.

Councillor R Raines - Hayling East

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I cannot see any problems that may affect me as Osprey Drive is part of a cul de sac. Builders vans and hardware merchants will be dropping off materials in the cul-de-sac and this should not cause any serious problems in Selshire Road itself. Therefore I have no objection to the proposed planning work.	

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) Parking
- (v) Other matters

- (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 works involves a single storey side extension and conversion of the existing garage along the east elevation. The proposed extension would extend into the existing garage and be used as a new entrance hall, shower room, utility area and sun room. Taken from the existing garage wall, the proposed extension would have a depth of approximately 2.1 metres, an approximate width of 2.7 metres and an approximate height of 2.8 metres. On the north elevation would be a small window serving the shower room and a door providing access to the property. The proposed works would not extend out beyond the building line and is set back from the street. The proposed extension would be visible from the street scene, however this view is limited and localised. Due to the modest size and position of the proposed works, it is considered that the proposed extension would not have a negative impact on the character of the area.
- 7.4 The proposed extension would comprise brickwork, which is inkeeping with the materials of the existing dwellinghouse and would see the introduction of a new material of cedar dark brown cladding. It is considered that this material would not be harmful to the character of the area due to its modest and localised appearance. The roof would be tiled and a flat roof. The windows would be white to match existing and confirmed with the agent by email, correspondence dated 22/05/23.
- 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 neighbouring property to the east of the application site, No. 6, has an attached garage joined with the garage at the application site. Between the two properties is a boundary wall of approximately 1.9 metres, which descends to approximately 0.8 metres towards the front of the properties. There would be an approximate distance of 2.5 metres between the proposed extension and the main dwellinghouse at No. 6.. The proposed works would add a height of approximately 0.9 metres above the existing boundary wall, which is considered to not be overbearing to the neighbouring property. There is a front door and a small window serving the west elevation at No. 6, however it is considered that there would be minimal impact upon these features for the reasons stated above. There are no proposed windows on the east elevation.
- 7.7 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) Parking

- 7.8 The proposed works would see a conversion of the existing garage and therefore a loss of a parking space. The current single garage has an approximate width of 2.6 metres and a depth of approximately 5.3 metres. The current garage does not meet the required dimensions of a minimum 3 metre width and 6 metre length as set out in the Parking SPD. It is therefore considered that a parking space is not being lost in the

conversion of the garage. The 2 proposed parking spaces to the front of the property meet the required dimensions of 2.4 metre width and 4.8 metre length as set out in the Parking SPD. The property is a 4 bedroom dwellinghouse requiring 3 parking spaces, however as the property currently does not meet the required number of parking spaces, it is considered acceptable as the implications are not deemed as severe or unacceptable to the highways safety.

(v) Other matters

- 7.9 This site falls within a 50 metre radius of floodplain and coastal grazing marsh priority habitat. However, as the proposal is a small-scale extension works to the side of the existing property, the construction works are not likely to have an impact on this habitat.

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 and highways safety. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00238 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 Plan 338 A.20
Plans and Elevations Existing and Proposed A.07B
Email Correspondence with agent dated 22/05/2023 regarding window colour.

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.