
Site Address:	46 Havant Road, Hayling Island, PO11 0PY		
Proposal:	Front and rear two storey extensions and remodelling.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00042	Expiry Date:	17/03/2023
Applicant:	Mr and Mrs Paxton		
Agent:	Mr I Murray	Case Officer:	Selina Donophy
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, link attached dwellinghouse located on the east side of Havant Road, Hayling Island. This property has a pitched roof with a projecting gable to the front elevation - the elevations are formed from brickwork and to the side is a garage with a flat roof which is attached to the garage adjacent. Towards the front is a driveway allowing for on site parking.

2 Planning History

None relevant

3 Proposal

Front and rear two storey extensions and remodelling

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 Brenda Linger - Hayling West

No comment received

Councillor Clare Satchwell - Hayling West

No comment received

Councillor Julie Richardson

No comment received

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
Comment:Proposed changes are not in keeping with the rest of the properties surrounding this house. Could cause access issues to 44 Havant road if gated and brick wall divides properties. Rear extension could affect the light coming into 44 Havant Road's back garden. Visually no within character of the neighbouring properties.	Please see 'Planning Considerations' section of the report .
As you can see we are next door to number 46 Havant road the proposed extension floor plans show a rear two storey extension. Whilst we would have no problem with a single storey extension, the two storey extension will block natural light in total to our bathroom and landing as well as the stairwell, making it very dark. we have a large bathroom window 1400x850 should this extension be allowed it will as stated, block all natural light making the bathroom very dark, requiring lights to be put on in the bathroom and the stairwell during daylight hours pushing up electricity costs(Not Good) and add safety issues to the stairs. We would also lose the outlook from the bathroom window as we will have a brick wall outside rather than open views. Further the two storey extension will block further daylight in the garden and infringe to some extent on our privacy in the garden as the extension will be much further forward and will overlook the garden far more than it does at present. It will actually overlook practically all the garden meaning we will lose the little privacy we have at present. It will also make the passageway between the properties darker more like an alleyway as more natural light will be lost and at night make it very dark indeed. We would need to have a light fitted to allow safe passage at night when using it, something we have not	Please see 'Planning Considerations' section of the report .

required before and would incur costs. Whilst we fully appreciate what is proposed will enhance the property at no 46 and having just moved in understand their ideas. We feel that what is proposed is unfortunately not acceptable to us and would interfere greatly with our quality of life both with regard the home and garden that which we enjoy would be lost. We would therefore request that you take fully into consideration our concerns when making a decision.	
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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

(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 This proposal comprises extensions to both the front and rear elevations of the property. To the front elevation a two storey extension is proposed in the siting of the existing porch - this would result in a dual pitched roof design with both ridges set down from the main roof ridge - the extension would be set in by approximately 1.5 metres from the north side where there would be a two storey height window serving the stairwell. Full glazing was previously proposed to both front gables - this has since been reduced in scale following case officer concerns relating to the out of keeping aesthetic with the surrounding pattern of development. The windows have now been separated which would now provide a less stark vertical appearance in contrast to the surrounding properties. The new floor area created would create an internal porch at ground floor level and a bathroom at first floor level.

7.4 Towards the rear a two storey extension is proposed following demolition of the existing conservatory. This would have dimensions of approximately 4 metres depth, 5 metres width and 5 metres height to the eaves line, 7.2 metres to the ridge line. This space would create an open plan living area at ground floor level served by large doors to the rear elevation. At first floor level would be a master bedroom served by a first floor rear elevation window. Also proposed to the rear elevation would be a single storey extension which would come level with the two storey side elevation wall and would have a depth of approximately 15 metres depth and 2.5 metres to eaves height.

- 7.5 The proposed alterations include changes to materials - slate effect tiles are proposed to the roof with white render and timber effect Cedar cladding are both proposed to the elevations.
- 7.6 The proposed extensions would create a more contemporary aesthetic , notably to the front elevation which faces Havant Road where there would be a generous amount of glazing . This property also forms a similarly designed pair with no 44 adjacent . Whilst the properties would no longer be of the same design, this is not deemed to result in a harmful appearance to the streetscene and there is no set pattern of development in terms of property style within the road in terms of size and roof design . The extension to the rear would be larger in scale however is not considered to result in overdevelopment of the site. The materials proposed would be more modern in appearance than the existing brickwork but there is some existing variation of materials used within the road already and the proposed materials are considered to be acceptable.
- 7.7 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

- 7.8 To the north of the application site is no 48 which projects further back towards the east than no 46 . There are no side windows at ground floor level and one bathroom window at first floor level at no 48 which face back towards the application site. This bathroom window is already partially impacted by the existing two storey side elevation wall of no 46 and as a bathroom is not a primary habitable room and therefore impact on this room is not deemed to be harmful. Whilst the building line would be deeper , as noted above there are no ground floor windows which would be impacted and if the space were to be used at night it would be dark anyway , with the existing two storey wall also already in place. The proposed first floor extension would result in the first floor rear window set further back however this kind of relationship is to be expected in a residential setting where there are first floor windows level on properties either side. Overall the level of overlooking from the proposed master bedroom window is not deemed to be unacceptable within a residential, urban setting where there are properties all located within close proximity of one another. The extension would not extend beyond no 46 so would not result in any overshadowing to the rear of the property and there is not anticipated to be any impact on daylight to the rear garden area for this reason.
- 7.9 To the south of the application site is no 44 which is linked to no 46 via the garage. This is located on level with no 46 and has a garage door at ground floor level closest with the boundary shared with no 46 as well as a toilet window followed by a set of doors serving the lounge. At the rear at first floor level is a rear bedroom window closest to the shared boundary. A 45 degree line has been taken from the lounge doors as this is the closest habitable room as well as the first floor rear bedroom window. The proposed two storey rear extension would not breach 45 degrees when taken from the mid point of these windows and therefore no overshadowing would result from the proposed extensions. No new windows would be proposed to the side elevation at first floor and therefore no overlooking would result from this proposal. No changes are proposed to the access as part of this application.

- 7.10 To the rear of the application site are nos 1 and 3 Yew Tree Road. No 1 has several windows on the rear elevation and the rear of the garage and family room jut further back towards the rear. The separation distance between the proposed extension and the rear of no 1 would be approximately 20 metres . Whilst this is 4 metres less than specified in the Havant Borough Design Guide, the relationship between the dwellings is not directly back to back and therefore views back would be more indirect. No 3 Yew Tree Road is positioned at an angle to no 46 and has a workshop extension located close to the rear boundary which backs on to the rear of no 48 next door. There would be 26 metres between the main rear elevation of no 3 and the proposed extension and this would be indirect so not a true back to back relationship. Noting that there are already rear windows at the property and those surrounding , and taking into account the indirect relationship between no 46 and the properties to the rear, the extension is not considered to result in unacceptable overlooking back towards these properties.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Parking

- 7.12 There would be adequate parking allocation on site to meet the parking standards .

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00042 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 - 'materials' section uploaded on the 20.01.2023
V9.2 A111 PROPOSED SITE & LOCATION
V9.2 A112 PROPOSED GROUND & FIRST FLOOR
V9.2 A113 PROPOSED ELEVATIONS
V9.2 A116 PROPOSED STREET SCENE

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.