
Site Address:	5 Wardens Close, Hayling Island, PO11 0QY		
Proposal:	Two storey side and rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00018	Expiry Date:	06/03/2023
Applicant:	Mr and Mrs Cook		
Agent:	Mr I Murray	Case Officer:	Selina Donophy
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, detached dwellinghouse located on the south west side of Wardens Close, Hayling Island. This property has a pitched roof with a flat roof garage to the side and an extension set back towards the side/ rear and the elevations are formed from render, brickwork and cladding . This property forms one of a set of the same designed properties which are situated in the cul-de-sac.

2 Planning History

None relevant

3 Proposal

Two storey side and rear extension.

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

Havant Borough Local Plan (Allocations) July 2014
AL1

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

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
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
- (iv) Parking
- (v) CIL

- (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 side and rear of the property at two storey height . This proposal has been amended following its submission , removing a section of the proposed first floor side extension to take this off the side boundary as case officer concerns were raised in regard to the loss of space between the dwellings which forms part of the pattern of development between these properties. The reduction in the width of the side extension is considered to mitigate against the concerns as this would also be set back behind the front elevation, taking it off the corner between the application property and no 6 adjacent.

- 7.4 The proposal includes a first floor side extension sited above the existing extensions at ground floor level to the side and above the existing garage . The extension above the garage would have a ridge line level with the main roof , with a gable to the side - the front elevation would be level with the main front elevation wall. The proposed first floor extension to the side of that would be set back behind the front elevation by approximately 2 metres and the ridge would be set down in height. The proposal would also include a 4 metre two storey rear extension which would have a 10.5 metre width at first floor level and approximately 12.5 metres at ground floor level . The extensions would result in a generous amount of additional floorspace and therefore the layout has been reconfigured. To the front elevation would be two new first floor windows serving two new bedrooms . There would be a new first floor rear bedroom window and an en suite bathroom window to the east side elevation. At ground floor level would be an open plan living area with bi-fold doors to the rear and there would be a new window to the east elevation at ground floor level serving the kitchen. Proposed materials include cladding to the first floor, render to the ground floor and slate tile to the roof.
- 7.5 The proposed extensions would be fairly large in terms of additional footprint however when viewed from the front the side extensions are considered to be acceptable in appearance due to the modest width of the first floor extension above the garage and the set back of the additional side extension . It is also noted that another property in the road (no 10) has undergone a similar extension above the garage. The two storey extension to the rear would increase the mass and bulk of the property when viewed from the rear however this would not be highly visible from the public realm. As the property is located at an angle to the road it is considered that there is enough space retained between no 5 and no 6 to retain the gaps between properties and therefore the extensions are considered to be acceptable in impact on the character of the area. The proposed materials, notably the cladding would be a reasonable variation from the materials used in the street as the render and cladding in existence is similar for all these properties however the cladding is not deemed to result in a harmful appearance within the streetscene and the slate tiles would not be highly visible from the road as the gable faces the road.
- 7.6 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

- 7.7 To the south east of the application site is no 4 Wardens Close . This property is a bungalow and is sited at an angle away from no 5 . The proposed two storey rear extension would be a highly visible feature from the rear garden of no 4 and due to the siting of the properties in the plots, the extension would angle away from the rear elevation of no 4 . Whilst it would evidently be visible , it is not considered to result in harmful overshadowing or overbearing impact to the amenity of no 4. The bathroom window proposed to the east side would be conditioned to be obscure glazed.
- 7.8 To the north of the application site is no 6 Wardens Close. There are not any windows on the side elevation of no 4 and the main garden is located to the rear of the property and therefore the proposed side and rear extensions are considered to result in harmful overshadowing or overbearing impact to this property.

- 7.9 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

- 7.10 This property was previously a 4 bedroom property which has the same parking requirement as a 6 bedroom property. The existing garage and driveway parking spaces would be retained.

(v) CIL

- 7.11 This proposal would result in 101 m² additional floor area which would be CIL liable to a sum of £16,006.70 - it is understood self build exemption has been submitted.

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/23/00018

(A)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:

A111 V6 SITE & LOCATION PLAN
A112 V6 PROPOSED GROUND & FIRST FLOOR
A113 V6 PROPOSED ELEVATIONS
A114 V6 PROPOSED EW & NS SITE SECTIONS
A115 V6 PROPOSED SITE VIEWS
A116 V6 PROPOSED SITE OVERVIEW
'Materials schedule' uploaded on the 14.02.2023

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the side elevation

facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.

The cladding used shall be as indicated on the submitted 'Materials' schedule uploaded on the 14.02.2023.

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.