
Site Address:	26 Havant Road, Hayling Island, PO11 0PX		
Proposal:	First floor front extension.		
Application No:	APP/21/00437	Expiry Date:	25/05/2021
Applicant:	Mr T Norgate		
Agent:	Mr P Walker	Case Officer:	Paige Harvey
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached chalet style dwelling. It has brown tiled pitched roof and flat roofed side dormers with elevations of white painted brickwork and grey cladding. The site is level with open vehicle access to the front leading to an area of tarmac. The area is of low density with detached chalet style properties of similar and different ages, styles and designs.

2 Planning History

APP/15/01019 - Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.7 metres and a maximum height of 3 metres.
, GPDC,23/10/2015

APP/16/01180 - Proposed front extension to include extension of roof above.,
REF,05/01/2017

APP/17/00190 - Proposed single storey front extension. (Revised application),
PERM,07/04/2017

APP/17/00557 - Application to change frosted glazing to first floor side dormer windows (north elevation) to clear glazing.

3 Proposal

The proposal is for the construction of a first floor front 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 (High Quality Design)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No comment

Councillor I Scott Hayling West

No comment

Councillor Joanne Thomas

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None 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

- (i) Principle of development

7.2 The application site is located outside the defined urban area, however, the proposal is for a modest extension to a residential property which 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 first floor front extension is a modest addition, visible from the public realm but set back from the highway. 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

- 7.4 The application site is situated in a row of detached chalet style dwellings of a similar design with a varied building line. The property to the south of the site No.24 is situated partly in front of the application property and the property to the north No.28 sits slightly further back.
- 7.5 The extension to the front of No.26 is modest with a roof pitching away from the boundaries, any additional impact on No.24 is considered limited and acceptable. No. 24 is set off the common boundary and the extension itself is further set off the boundary. There is a rooflight proposed at first floor level provided to the proposed study. This would give limited views to the front of No.28, however these are relatively restricted and are not considered to lead to unacceptable overlooking. The relationship to both neighbouring properties is considered acceptable.
- 7.5 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). It is noted no letters of objection were received with respect to the scheme.

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/21/00437 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:

Proposed ground floor plan received 30th March 2021

Proposed first floor plan received 30th March 2021
Proposed elevations received 30th March 2021
Location plan and block plan received 30th March 2021
Section Drawing received 30th March 2021

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.