
Site Address:	35 North Shore Road, Hayling Island, PO11 0HN		
Proposal:	Extend existing outbuilding.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00021	Expiry Date:	13/03/2023
Applicant:	Mr Elliott		
Agent:	Ms S Roberts	Case Officer:	Joseph Toole
	Critchley Architecture and Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

35 North Shore Road, Hayling Island, is a detached property located to the north-west side of North Shore Road. The property comprises white render, grey cladding and grey roof tiles. Vehicular access is from North Shore Road with parking to the front.

The property is located within a residential area with surrounding properties of different style and design.

Part of the rear garden of the application site is located within Flood Zone 2/3.

2 Planning History

APP/16/00670 - Two storey front and rear extensions and roof alterations to include raising of the ridge height., REF,23/09/2016

APP/17/00186 - Two storey front and rear extensions and roof alterations to include raising of the ridge height. (Revised application). (Approved 12.04.17). Request to Discharge Condition No. 2 (15.08.17)., PERM,12/04/2017

3 Proposal

The proposal is to extend an existing outbuilding with a canopy to the rear. The proposed extension would be used as a gym and would have a width of approximately 3.4 metres, a depth of approximately 4.3 metres with a flat roof having a height of approximately 3 metres. This would involve an increase in roof height by approximately 355mm from the existing outbuilding. There would be a boundary wall and canopy attached to end of the proposed extension. It would have a width of approximately 3.4 metres, a depth of approximately 3 metres with a flat roof having a height of approximately 2.6 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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and offers NO OBJECTION.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Flood Risk
- (v) Ecology

- (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 extension would have render and cladding to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.4 As the proposed works would not be readily visible from the street scene it is not considered to have an adverse impact upon the character of the area. Due to the modest size of the proposed works, only slightly higher than the existing outbuilding it is considered to be subservient to the main dwellinghouse.
- 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 On the west side facing No.33 North Shore Road there would be no side windows within the proposed extension. Due to the proposal's modest height and its orientation it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers at No.33.
- 7.7 On the east side facing No.37 North Shore Road there would be bi-folding doors into the proposed extension. Due to the existing 1.8 metre high fencing along the shared boundary it is not considered to cause harmful overlooking. Furthermore, due to the separation distance from No.37 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.8 To the rear there would be glazed screening facing out onto the rear garden. This is not considered to cause harmful overlooking to any of the surrounding properties.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.10 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not affect these areas.
- 7.11 Part of the application site is located within Flood Zone 2/3. It is worth noting proposal is not located within Flood Zone 2/3. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Ecology

- 7.12 The application site is within 50 metres of protected sites. Due to the scale and location of the proposed works it is not considered to have an adverse impact upon the ecology of the area.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/23/00021

- 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 and Block Plan - 101B
Proposed Floor Plan - 401B
Proposed East and South Elevations - 501B
Proposed North and West Elevations - 502C
Flood Risk Assessment

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.