
Site Address:	8 Rook Farm Way, Hayling Island, PO11 9DF		
Proposal:	Proposed single storey mono-pitched roof side extension.		
Application No:	APP/21/00171	Expiry Date:	12/04/2021
Applicant:	Mr Mead		
Agent:		Case Officer:	Graham Speller
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a two storey end of terrace house. Immediately to the north and west are open fields.

2 Planning History

10/73586/000 - Change of use of land to form part of residential curtilage.,
PERM,28/04/2010

3 Proposal

Proposed single storey mono-pitched roof side extension.

It would measure approximately 4.74m in width, 8.58m in depth and a maximum height of 3.55m.

Materials would match the existing building.

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)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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.

County Ecologist

Have no ecological concerns over this proposal.

Natural England Government Team

Natural England advises a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the district ecologist/biodiversity officer that identifies the steps and procedures that will be implemented to avoid or mitigate constructional impacts/disturbance of species on the SPA functional land.

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: 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) Impact on 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 proposals would involve the removal of a large timber shed and erecting a simple lean-to design single storey extension.

Whilst the design would have benefited from a small set back from the front wall of the existing house, it is not considered that the lack of any set back in this case would make the scheme unacceptable as it would not be prominent in the street scene. It would only be apparent from properties in the immediate vicinity.

The siting of the proposed extension would still retain a footpath around the side and would not appear cramped within its plot and sufficient garden area would be retained. Therefore, it is considered to be in keeping with the character of the area.

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 Due to the siting of the proposed extension on the northern side of the existing dwelling and that it is not intended to extend to the rear, there would be no adverse impact on the adjoining property by reason of loss of light or overlooking. It is also considered that the proposal would not result in any adverse impact on the amenities of the property opposite nor would it appear overbearing.
- 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, 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) Impact on Ecology

- 7.6 Whilst Natural England has advised a construction environmental management plan be submitted, it is noted that the County ecologist has no ecological concerns over this proposal and taking a proportionate approach, in this case such a plan is not considered necessary.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00171 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:

EA 05 PL-01 LOCATION AND BLOCK PLAN
EA 05 PL-06 PROPOSED SITE PLAN
EA 05 PL-07 PROPOSED GROUND FLOOR PLAN
EA 05 PL-08 PROPOSED FIRST FLOOR PLAN
EA 05 PL-09 PROPOSED ROOF PLAN
EA 05 PL-10 PROPOSED ELEVATIONS

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.