
Site Address: Wulfrana, 11 New Cut, Hayling Island, PO11 0NB
Proposal: A replacement porch with a canopy and a one and half storey rear extension with enlargement side dormers.
Application No: APP/21/00341 Expiry Date: 08/06/2021
Applicant: Mr Coomber
Agent: Miss S Roberts Case Officer: Joseph Toole
 Critchley Architecture and
 Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

Wulfrana, 11 New Cut, Hayling Island, is located to the north of New Cut. The application site is a detached chalet bungalow comprising brick and render with plain roof tiles. Vehicular access is from New Cut with parking to the side.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

No relevant planning history.

3 Proposal

A replacement porch with a canopy and a one and half storey rear extension with enlargement side dormers.

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

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.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Impact on the outlook and spaciousness - contrary to Policy CS16	Please see Section 7.
Possible screening to reduce impact	
Request a planning condition that the windows serving the landing, en-suite and bathroom are obscurely glazed and fixed shut below 1.7 metres above finished floor level.	This does not form part of the application and is therefore not been considered.
Request that a planning condition should be imposed which requires the window serving the new bedroom 2 to be obscure-glazed.	
planning condition should be imposed which requires the new high level window serving the new master bedroom to be obscure-glazed also.	
Supports the project	Noted

Do not throw any items, debris or unwanted building materials (for example, when the rear conservatory is demolished) 'over the wall'	This is not a material planning consideration.
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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

(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 development would involve a replacement porch with a canopy and a one and half storey rear extension with enlargement side dormers. The proposed porch would replace the existing and would have a width of approximately 1.7 metres, a depth of approximately 1.4 metres with a proposed capony next to it. The proposed one and half storey rear extension would be used as a kitchen and dining room on the ground floor and a master suite, bathroom and en-suite on the first floor. It would have a width of approximately 8.9 metres, a depth of approximately 5 metres with a height the same as the existing ridge of the dwellinghouse. Both side dormers would be extended to have an overall length of approximately 8.7 metres, a overall depth of approximately 2.5 metres with a hipped roof having a maximum height of approximately 3 metres.

7.4 The proposed rear extension would have brick and cream render with plain roof tiles to match the existing property. The proposed dormer and existing garage would have blue grey cedar cladding and GRP roof. These works are considered to be inkeeping with the context of the main dwellinghouse and the area.

7.5 Part of the proposed works would be visible from the street scene in terms of the proposed porch/canopy and part of the dormer extensions. These works are not considered to have a negative impact and is therefore deemed to be inkeeping with the character of the area.

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 front there would be a new window in the replacement porch. This view would be the same as existing and is therefore deemed acceptable.
- 7.8 On the east side at first floor level in the dormer there would be two windows each serving bedrooms. The window closest to the front would be in a similar position to the existing dormer window and is not considered to cause harmful to Rosecot. The window closest to the rear would be a high level window and due to its height overlooking would not be restricted, thus it is not considered to cause harmful overlooking to the neighbouring property. Due to the proposed rear extension being offset from the eastern boundary by approximately 5 metres and partly screened by the existing garage and fencing it is not considered to appear overbearing or result in the harmful loss of light to Rosecot.
- 7.9 On the west side at first floor level in the dormer there would be three windows serving a landing, en-suite and bathroom. An existing window faces out over the private amenity space of Togo with the new windows having similar views therefore it is not considered to cause an adverse increase in overlooking. It is worth noting the en-suite and bathroom windows would be obscurely glazed as per the proposed plans, and conditioned as such. Due to the separation distance of approximately 2.7 metres from the shared boundary with Togo, existing screening of 1.8 metre high fencing and part of the additions being beyond their rear boundary it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.10 To the rear on the ground floor there would be a set of doors facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing along the boundaries it is not considered to cause any form of overlooking to the properties either side. On first floor level there would be a door with a Juliet balcony facing onto the fields to the rear. As this is beyond the rear boundary of Togo it is not considered to cause overlooking into their private amenity space. Due to the distance to Rosecot it is not deemed to cause harmful overlooking to their private amenity space.
- 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).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/21/00341

- 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 and Block Plan - 21027-101

Proposed Floor Plans - 21027-410

Proposed Elevations - 21027-510

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the west elevation serving the en-suite and bathroom facing west shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres floor level 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.