
Site Address: 67 Rogers Mead, Hayling Island, PO11 0PL
Proposal: Single storey rear extension.
Application No: APP/21/00147 Expiry Date: 19/04/2021
Applicant: Mr and Mrs Durkin
Agent: Mr Olafsson Case Officer: Graham Speller
 Martin Ralph Architects
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the eastern side of Rogers Mead and is occupied by a two storey detached house with attached double garage
- 1.2 The locality is residential in character and other than boundary walls on the approach into Rogers Mead, it is characterised by attractive soft landscaping.
- 1.3 The site is located within Flood Zones 2 & 3.

2 Planning History

- 2.1 There is no relevant site history.

3 Proposal

- 3.1 Single storey rear extension.
- 3.2 The application has been amended during the course of its consideration in that the original proposed boundary wall has been removed from the proposals.
Reconsultation was not considered necessary.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 comments received.

Councillor I Scott Hayling West

No comments received.

Councillor Joanne Thomas

No comments 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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We can see from the proposed floor plan and the documents 201_015007 REVB and Drawing Number 007 REVC proposed site plan that the plan states "suggested diverted foul drain and new manholes". As our foul drain is directly up from this and feeds into 67 what happens to our foul water while the work is being carried out at no. 67? How will this affect us? Will we lose supply, and if so how long for? Also if this is diverted can we have reassurance that this will not cause any future problems on our property and with our foul drains?	Drainage issues in this instance would be a matter for Building Control and is not a planning consideration in this case.

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.

(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 be sited at the rear and therefore would have no effect on the current street scene and would not be visible from any public place.

7.4 Whilst the materials to be used, namely render finish and fibreglass roof, would not match the materials of the existing house (brick and tiles), as it would not be visible in the street scene, this is considered acceptable in this instance.

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 The proposed rear extension would project a maximum of 3.4 metres and would be sited a significant distance from the side and rear boundaries.

7.7 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 albeit a matter has been raised regarding drainage which has been brought to the agents attention but would be a matter for Building Control.

(iv) Flood risk

7.8 The site is within both Flood Zone 2 & 3. However, the submitted flood map that the applicant obtained via the Environment Agency's on line flood map for planning seems to suggest that the site is within Flood Zone 1.

7.9 The applicant has not submitted a detailed site specific flood risk assessment as required under Policy CS15. However, the applicant has submitted a flood risk householder form and limited information regarding flood risk.

7.10 The increase in footprint as a result of the proposal would be relatively small and it is not considered that this small increase in itself would increase flood risk nor increase flood risk elsewhere to any significant degree. Taking a proportionate approach, and

in view of the different information available of the Environment Agency's on line flood map for planning, the proposals are considered acceptable in terms of impact on flood risk.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/21/00147 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:

20A_015 001 - LOCATION AND BLOCK PLANS
20A_015 007 REV C - PROPOSED SITE PLAN
20A_015 008 REVA - PROPOSED GROUND FLOOR PLAN
20A_015 015 REV A - PROPOSED ROOF PLAN
20A_015 009 REV B - EXISTING & PROPOSED WEST ELEVATIONS
20A_015 010 REV B - EXISTING & PROPOSED NORTH ELEVATIONS
20A_015 012 REV B - EXISTING & PROPOSED SOUTH ELEVATIONS
20A_015 011 REVA – EXISTING & PROPOSED EAST ELEVATIONS
20A_015 014 REV B - PROPOSED STREET VIEW
FLOOD RISK ASSESSMENT

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall be carried out in the following materials:

Walls – white render

Roof – Fibreglass with two rooflights

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.