
Site Address:	32 St Marys Road, Hayling Island, PO11 9DB		
Proposal:	Single storey side extension; fenestration alterations.		
Application No:	APP/20/01102	Expiry Date:	12/01/2021
Applicant:	Mr/s Williams		
Agent:	Mr Walker	Case Officer:	Jane Burton
	Parkers Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

32 St Marys Road is a single storey building with a parking area to the front and an outbuilding to the rear. The property gained planning permission for a change of use from D1 (non residential institutions) to C3 (residential) under planning ref. APP/18/00979. The property has now been purchased and some internal works to convert the property have commenced on site.

2 Planning History

90/55232/000 - Single storey rear extension., PERM,16/08/1990
92/55232/002 - Change of use to create Day Centre Satellite for Social Services Department, PERM,25/03/1993
APP/18/00979 - Change of Use from Use Class D1 to residential Use (Use Class C3), PERM,03/01/2019

3 Proposal

The proposal is an infill side extension to form a boot room and alterations to fenestration to the rear. The proposed floor plans shown under this application differ from those approved under APP/18/00979, and have been subject to a number of revisions under this application due to a number of concerns raised by the officer in respect of the provision of adequate outlook from all habitable rooms, privacy considerations and queries about the proposed use based on the originally submitted layout. The revised layout shows a three bedroomed unit. An additional window has been added to the west elevation since the original submission to serve a bedroom. A large area of glazing (patio doors) is proposed to the rear and there are alterations to the size and design of several windows on the west elevation, as well as insertion of roof lights.

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

Havant Borough Pre Submission Local Plan 2036

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 comments were received

Councillor I Scott Hayling West

No comments were received.

Councillor Joanne Thomas

No comments were 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: 9

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

(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. The site was granted planning permission for a change of use to residential under APP/19/00979.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed extension and alterations are very minor in nature and would not have an adverse impact on the street scene. 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. The proposal would not increase the number of bedrooms compared to the approved scheme and therefore there is no additional parking provision requirement.

(iii) Effect on neighbouring properties

- 7.4 No.30 St Marys Road is the adjacent property to the west. The infill extension and alterations to the facing elevation on no.32 would be at ground level only and there is a boundary wall between the properties. As such it is not considered that unacceptable impacts would result.
No. 1-4 Hilden Court is a flatted development to the east. The east elevation of no.32 forms the boundary with these flats. No changes are proposed to facing windows on this side of the building.
- 7.5 Consequently it is considered that the proposal would not have an unacceptable impact on the adjacent properties 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 street scene and 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/20/01102 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:

P100 (Ground Floor Plans) received on 23.02.21

P102 (Site Plans) received on 23.02.21

P103 (N&S Elevations) received on 23.02.21

P104 (E&W Elevations) received on 23.02.21

P106 (Block Plan) received on 23.02.21

P107 (Location Plan) received on 23.02.21

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.