
Site Address:	1 Austen Gardens, Hayling Island, PO11 9FF		
Proposal:	Single storey pitched roof side extension.		
Application No:	APP/21/00223	Expiry Date:	23/04/2021
Applicant:	Mr K Dingle		
Agent:	Mr D P Manns	Case Officer:	Denise Sheath
	D M Designs		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Austen Gardens, Hayling Island, is a semi detached two storey property constructed with white painted rendered elevations and a slate tile roof, the property has a block paved parking area to the front and shares an access with No.2 onto Austen Gardens. The boundary treatment to the rear and side elevations consist of 1.8m close boarded fencing.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

None relating to this specific plot

3 Proposal

Single storey pitched roof side extension.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

Initial comment:

Based on Idox and Google maps I can't see any tree constraints for this site and raise no objection

Further response following receipt of photos of the tree along the boundary:

Based on the photos it would appear that the proposed side extension will not impact on the tree, however we would need to ensure that it is protected during construction and that a condition is applied that a Tree Protection Plan is submitted agreed and implemented prior to development on site.

Officer Comment: *The Agent has agreed for a pre-commencement condition relation to the Tree Protection Plan*

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: 6

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, including trees
- (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, including trees

7.3 The proposal is for a single storey pitched roof extension to the south side elevation,

the proposed extension will have a width of 4.827m and will be inline with the rear elevation wall, a depth of 4.380m, an eaves height of 2.5m and a maximum height of 3.5m. The materials to be used in the construction will match the materials of the existing property with painted render to all elevations and roof tiles of similar appearance. The proposal will include partial beechwood cladding to the front (west) and side (south) elevations the colour is to be similar in appearance to the existing grey cladding to the front porch gable.

- 7.4 It is acknowledged that the single storey extension the subject of this application would be relatively visible from the public realm and the streetscene of Bound Lane by virtue of its position to the side (south) elevation of the main dwelling. However, it is important to note that the main dwelling is set back from the main highway by approximately 18 metres, and the proposed extension by 21 metres, with high trees and shrubbery reducing the visual prominence of the proposed extension from the main streetscene. For this reason, together with the matching materials to be used the proposed extension is not judged to be notably harmful to the character of the area.
- 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. In order to protect the future health and vitality of the tree on the southern boundary which lies adjacent to the proposed works a Tree Protection Plan will be required to be agreed and implemented, which has been accepted by the applicant's agent.

(iii) Effect on neighbouring properties

- 7.6 The neighbouring properties to the front and rear are a significant distance from the proposal that any impact would be considered acceptable.
- 7.7 The proposed extension would not be readily visible to the adjoining neighbouring property to the northern elevation (No.2), therefore any impact would be considered minimal and acceptable.
- 7.8 The the proposed extension southern elevation will face the side elevation of the neighbouring property to the south elevation (No.21 Bound Lane), there will be a distance of 3m from the shared boundary and 9m to the side facing elevation, the proposal would partially screened by the 1.8m close boarded fencing, there are to be no windows or doors inserted in to this elevation which would eliminate any overlooking or loss of privacy concerns. It is therefore considered that any impact from proposal would be minimal and acceptable.
- 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.

Flood Risk

- 7.10 The proposed side extension falls within the definition of 'minor development' in relation to flood risk and does not require a consultation or further action. The flood risk assessment submitted with the application confirms that the extension would have

a floor level no lower than that of the existing dwelling, and that flood proofing measures would be incorporated in the design.

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/21/00223 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:

Application Form - Received 26 February 2021

Location Plan - Received 26 February 2021

Proposed Block plan - Drawing No. DINGLE 01A - Received 26 February 2021

Existing and Proposed Floor Plans, Elevations and Section - Drawing No.

DINGLE 01A - Received 26 February 2021

Confirmation of materials to be used - Email Received 20 April 2021

Confirmation of the Cladding Colour - Email Received 21 April 2021

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.
- 4 No development hereby permitted shall commence until a Tree Protection Plan has been submitted to and agreed in writing by the Local Planning Authority. The approved measures shall thereafter be implemented prior to development on site, and retained throughout the course of construction activities.
Reason: To safeguard the continued health and presence of existing vegetation and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

