
Site Address:	Homelea, St Peters Road, Hayling Island, PO11 0RX		
Proposal:	Single storey rear extension and minor alterations		
Application No:	APP/21/00272	Expiry Date:	02/06/2021
Applicant:	Ms D Creasey		
Agent:	Mr Galloway	Case Officer:	Graham Speller
	Peter Galloway Architect		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the western side of St Peters Road and is occupied by a semi detached bungalow currently being renovated. To the rear of the property is open countryside.
- 1.2 The adjacent house, Bramlea to the north, has their garage that appears to be within the application site but is not. The applicant has advised that the bungalows used to be in the same ownership which explains the doorway to the rear of this garage, which is to be blocked up by the current owners.
- 1.3 The site is located outside the urban area but amongst other houses.

2 Planning History

- 2.1 There is no relevant site history.

3 Proposal

- 3.1 Single storey rear extension and minor alterations.
- 3.2 The plans have been revised in terms of fenestration in the southern elevation and a slight increase in the width of the new lounge. As these were minor changes reconsultation was not considered necessary.
- 3.3 The submitted plans also indicate a proposed detached studio but is annotated as 'planning not required'. In the absence of any further details it is not possible to determine this, however, it does not form part of the proposals currently under consideration. It would be for the applicant to clarify this by way of a lawful development certificate application, albeit not mandatory.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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 Leah Turner - Hayling East

No comments received.

Councillor M Wilson - Hayling West Ward

No comments received.

Councillor R Raines - Hayling East

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: 3

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) Ecology

(i) Principle of development

- 7.2 The application site is located outside of the defined urban area, however, domestic extensions are considered acceptable in principle subject to development management criteria.

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

- 7.3 The siting of the proposal would effectively wrap around the neighbours garage. Whilst the proposal would elongate the existing house and project into the rear garden area, it would still be sited some distance away from the rear boundary and therefore not result in a visual intrusion into the open countryside.
- 7.4 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

- 7.5 There would be no adverse impact on the residential amenities of the adjacent property to the north (Bramlea) as a result of the development.
- 7.6 Whilst the proposal would project slightly beyond Bramlea, in terms of impact on the attached bungalow (Capri), the relationship of the proposed extension to that property would not be dissimilar to the current relationship between Bramlea and Homelea, the application site. Whilst there may be some impact on the amenities of the adjacent bungalow, the proposal has been sited off the southern boundary with the attached bungalow which would mitigate any significant impacts regarding loss of light and overbearing. It is also the case that due to the siting of the proposal directly to the north, that there would be no significant loss of sunlight reaching the attached bungalow.
- 7.7 Whilst there would be a breach of the 45 degree rule of thumb and as advocated in the design guide, it is considered that because the proposed extension will be sited away from the southern boundary that it would not result in any significant loss of light nor appear overbearing to Capri, the adjoining semi detached bungalow.
- 7.8 In terms of overlooking, as noted, the attached bungalow is to the south of the application site. The design of the proposed extension would incorporate doors and a window in the southern elevation which would look out towards the garden of the attached bungalow. However, there is an intervening timber fence and combined with the siting away from the boundary this would mitigate any harmful overlooking.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to any significant overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site 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) Ecology

- 7.10 The proposed works would be within a residential area albeit bordering on the countryside. Due to its size and siting, it is not considered to have a negative impact on the ecology of the area.

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/21/00272 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:

21/01/L01 - LOCATION PLAN

21/01/P01 - BLOCK PLAN

21/01/P01 revision A - EXISTING & PROPOSED FLOOR PLANS AND ELEVATIONS

21/01/P02 revision A - SECTION PLAN

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.