
Site Address:	26 Fernhurst Close, Hayling Island, PO11 0DT		
Proposal:	Two storey side extension plus front and rear single storey extensions.		
Application No:	APP/20/01083	Expiry Date:	21/01/2021
Applicant:	Mrs Moore		
Agent:	Mr I Murray	Case Officer:	Jane Burton
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

26 Fernhurst Close is a two storey detached dwelling with integral garage and a single storey rear extension/conservatory to the rear. The property is set back from the road with a relatively long front garden compared to the rear, and fencing to the boundaries.

The surrounding area consists of single and two storey residential dwellings, the immediate neighbours being of a similar age and original design as the application property. To the rear of the site is a recreation area/green space, and there are several mature trees to the rear of the application site.

2 Planning History

No recent history.

3 Proposal

The proposal consists of a part two storey/part single storey side extension, as well as single storey extensions to the front and rear of the property following the removal of the existing conservatory. The side extension would be approximately 3m in width, utilising existing space to the side of the house, and would extend up to the (north) side boundary. To the front a single storey extension (approximately 1.6m in depth) would extend across the full width of the front elevation and to the front of the proposed two storey extension. To the rear of the house a single storey extension to a depth of approximately 5m would replace the conservatory, and there would be single storey element to the rear of the proposed side extension to a depth of approximately 2.3m. The proposals would create an enlarged garage and additional habitable space. The materials would be brick and tile to match the existing dwelling.

An updated site plan and ground floor plan were received during the course of the application process to show at larger scale the position of no.25 to the north.

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

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

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.

County Ecologist

No specific concerns in respect of the proposals however recommends that an informative is added referring to the legal protection of bats and their roosts, and the requirement to stop works and seek advice if bats or evidence of bats are found during works.

Natural England Government Team

No response 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: 5

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.

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

7.3 The building has the same main front and rear building line as no.s 24 and 25 Fernhurst Close to the north, and is well set back from the street frontage, compared with the staggering of properties to the south which follow the curve of the road. Due to this arrangement it is considered that the application property is viewed within the context of no.24 and 25. Whilst the extension is not set back, and is to the full height of existing, a two storey extension at no.25 (also to the north boundary, and at full height) has changed the appearance of the original spacing to this part of the street. Overall, due to this context it is not considered that the proposal would result in significant harm to the streetscape.

The proposal also includes a mono pitch single storey extension. There are similar depth front extensions at no.24 and 25. The proposed extension would differ in that it would be full width, but overall it is considered to be acceptable in appearance on the property.

The overall design, - including the full width single storey extension, wider garage, and widened windows are considered to lead to more horizontal emphasis than the current building, however in the context of no.24 and 25 this is not considered to result in an unacceptable change to the appearance in the streetscene. The proposed front facing gable feature to the north side of the roof is considered to provide visual interest. The materials would match the existing, and to ensure an acceptable appearance it is recommended that a condition is attached to this effect.

The single storey extensions to the rear would not impact on the street scene.

Overall, 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 unacceptable adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 No.25 Fernhurst Close is the neighbouring property to the north. The proposed extensions would extend to the side boundary with no.25, and the distance between the extension and the side elevation of no.25 would be approximately 1.8m. The proposal would bring the built form of no.26 closer to no.25, however the proposed two storey element would be largely adjacent to the two storey flank elevation of no.25. The proposed single storey extensions to the front and rear would have some impact on outlook and shadowing given the orientation, however the depth would not be excessive at approximately 1.6m (to the front) and 2.3m to the rear (where closest to no.25). Overall, whilst it is considered that there would be some impact, it is not considered that there would be a significant adverse effect that would warrant the refusal of the application. No windows are proposed to the north facing elevation of the parts of the proposed extensions adjacent to no.25, thus no unacceptable loss of privacy is considered to result.

No.27 Fernhurst Close is the neighbouring property to the south. No.27 is set forward compared to no.26. The extension to the front of no.26 would be single storey and is not considered to have an unacceptable impact given its size and position. The proposed rear extension would extend further than the existing conservatory, however given its single storey nature it is not considered that there would be an unacceptable impact. As part of the proposals the main entrance to the house would be relocated from the front to the side (south) elevation, and a ground floor window is also proposed to this elevation. The applicant has confirmed that there is a 1.8m high boundary fence adjacent to the proposed window and door. Whilst it is considered that the relocated entrance would lead to more activity to the side of the property (adjacent to the garden of no.27) compared to the current situation; overall it is not considered that the proposal would result in a level of impact that would warrant the refusal of the application. The applicant has (recently) indicated that they would be willing to raise the height to this part of the boundary to 2m by adding concrete gravel boards. This is considered to be acceptable, however as no representation has been received from the occupier of no.27 during the planning process, and as the proposal would affect a shared boundary, the case officer has recommended that the applicant contacts the neighbour separately to discuss their preferences.

- 7.5 Overall, it is considered that the proposal 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.

Other considerations

iv) Ecology and Trees

It is recommended that the informative suggested by the County Ecologist in respect of the legal protection of bats is added to the decision notice.

To protect trees to the rear of the application site (on adjacent land) during the construction period it is recommended that a condition is attached to ensure protective fencing is erected in accordance with British Standard BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations' prior to the commencement of works. The applicant has agreed to the attaching of this condition.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/20/01083 for the following reasons/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:

A101 (Existing Site and Location Plans),
A111 V6.1 (Proposed Site and Location Plans) received on 26.11.20,
A112 V6.1 (Proposed Floor Plans) received on 05.01.21,
A113 V6 (Proposed Elevations),
A115 V6 (Proposed Site Sections)

Listed For Information
A114 V6 (Proposed Site Views),

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 shall take place until all trees adjacent to the rear of the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework