
Site Address:	89 St Thomas Avenue, Hayling Island, PO11 0EU		
Proposal:	Retrospective application for single storey rear extension.		
Application No:	APP/20/00478	Expiry Date:	14/08/2020
Applicant:	Mr J Wibrow		
Agent:	Mr Holman	Case Officer:	Denise Sheath
	HRP Architects		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

89 St Thomas Avenue, Hayling Island is a detached bungalow constructed with brick which has been painted white to all ground floor elevations, the property has red/brown clay tiles to the gable ends to the front and rear, the roof is a hungtiled roof. The property benefits from a detached garage along the rear west elevation of the property.

Many of the properties along St Thomas Avenue have additions to their rear elevations.

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

APP/16/01298 - Erection of 1No. 3bed detached bungalow with new access onto St Thomas Avenue. , PERM,09/02/2017

APP/20/00364 - Application for Lawful Development Certificate relating to proposed single storey rear extension., WD,16/06/2020

3 Proposal

Retrospective application for single storey rear 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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

not required

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 proposal is for a Single storey rear extension, the proposed extension would have a depth of 2.925m a width of 3.47m, an eaves height of 3.1m and a maximum height of 4.55m, the proposal will be constructed with brick and the external finish will match the existing on ground floor. The proposal would not be visible from the public realm. Therefore 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

7.4 The neighbouring property to the rear has a distance of approximately 17m to the shared rear boundary and a distance of 40m to the rear facing elevation, therefore any impact upon this neighbouring property is considered acceptable.

- 7.5 The neighbouring property along the western elevation (No.87) will have a distance of approximately 7.83m from the proposed side facing elevation to the shared boundary, this would be screened by the existing car port and boundary treatment and garage, therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.6 The proposal will maintain the approximate 1m boundary separation gap with the neighbouring property along the shared eastern boundary (No.89A), the proposed extension would be partially visible from the front elevation of the neighbouring property, due to the proposed extensions location it is considered that the impact would be acceptable.
- 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.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00478 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 18 June 2020
Location Plan, Block Plan, Existing Floor Plans and Elevations - Drawing No.8910-BR01 - Received 18 June 2020
Proposed Floor Plans and Elevations - Drawing No. 8910-BR02A - Received 18 June 2020

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.