
Site Address:	34 St Helens Road, Hayling Island, PO11 0BT		
Proposal:	Single storey side extension with timber cladding; installation of flue.		
Application No:	APP/19/00887	Expiry Date:	04/11/2019
Applicant:	Mrs Allison		
Agent:	Mr A Brown	Case Officer:	Bee Crawford
	Dwell Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey dwelling and detached double garage, situated on an irregular shaped plot, accessed from a private drive serving three properties. It has a brown tiled hipped roof and elevations of red multibrick, herringbone brick feature and mock tudor with cream render at first floor. The site is level with open vehicular access to the front, leading to a block paved drive and parking area and the rear and side gardens are mainly laid to lawn with a patio area, trees and shrubs. The site is enclosed to all boundaries by fencing and gates ranging in height from 1.2 metres to 1.8 metres and mature hedging in excess of 2 metres high.
- 1.2 Detached two storey properties and bungalows are to the east, west, opposite to the rear. The area is of medium density with detached two storey dwellings and bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey side extension with timber cladding; installation of flue. The plans also indicate an area of decking, although this would not require the benefit of planning permission.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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
- (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 side extension and would not be visible from the public realm. It will be situated on the western side of the property and will replace the existing conservatory. It would project 0.6 metres beyond the front elevation of the property and have a total depth of 5.5 metres with a width of 4.6 metres. The pitched roof is offset with a minimum eaves height of 1.9 metres and a maximum eaves height of 2.8 metres with a ridge height of 4.7 metres.

- 7.4 The development would result in a modest increase to the original footprint of the property and can be comfortably accommodated within the extent of the site with sufficient amenity space retained within the rear and side garden areas. Details of the proposed timber cladding have been submitted which will match the blue/grey brick colour on the existing elevations and this is judged to be acceptable.
- 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.

(iii) Effect on neighbouring properties

- 7.6 The proposal is to be situated on the western side of the property, situated well within the boundaries of the site. Due to the irregular shape of the boundary, the extension would be a minimum of 5.5 metres and a maximum of 9.5 metres from the northern boundary, 6 metres extending to 7 metres to the western boundary and 13 metres from the southern boundary. The western and part of the northern boundaries adjoin the same property in St Catherines Road.
- 7.7 Whilst the western elevation is predominantly glazed and has bi-fold doors, it is a minimum of 6 metres from the western boundary and there is existing shrub and fence screening to this boundary. Furthermore the amount of glazing is considered comparable to that of the existing conservatory.
- 7.8 The northern elevation of the proposal has bi-fold doors and a roof window with the northern boundary a minimum of 5.5 metres away. This boundary has the benefit of hedging in excess of 2 metres high and the south eastern elevation of the property to the north projects away from this boundary. It is therefore considered any resulting impact would not be harmful to the occupiers of this property.
- 7.9 There is a flue in the north eastern corner of the extension, however this would be situated approximately 9 metres from the boundary. Notwithstanding this, an informative is recommended with respect to the possibility of any nuisance caused by the proposed flue to protect the occupants of nearby residential properties from smoke pollution.
- 7.10 The other properties adjoining the site are considered to be a sufficient distance away for any impact to be negligible. 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, 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/19/00887 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. (pl) 01	Location and site plan
Drg no. (pl) 02	Existing ground and first floor plans
Drg no. (pl) 03	Existing elevation plans
Drg no. (pl) 04	Proposed site plan
Drg no. (pl) 05	Proposed ground floor plan
Drg no. (pl) 06	Proposed first floor plan
Drg no. (pl) 07	Proposed elevations plan
Supporting statement regarding cladding	

Reason: - To ensure provision of a satisfactory development.