
Site Address:	2 Cairo Villas, Manor Road, Hayling Island, PO11 0QL		
Proposal:	Two storey side extension with replacement garage and loft conversion.		
Application No:	APP/20/00143	Expiry Date:	22/06/2020
Applicant:	Mr A Russell		
Agent:		Case Officer:	Selina Donophy
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two- storey, semi- detached dwellinghouse located on the west side of Manor Road in Hayling Island. This property forms part of a pair which would originally have had symmetrical hipped roofs, although the adjoining property has since undergone a hip to gable roof extension. The front elevation is constructed of pebble dashing, hanging tile and brickwork with projecting front bay windows at ground and first floor levels. To the side is an attached garage which comes close to the side boundary and a driveway with parking space for approximately 2 vehicles. There is mature hedge screening of approximately 1.8 metres height separating the property from the highway and to the rear, a garage alongside private amenity space.

2 Planning History

None relevant

3 Proposal

Two storey side extension with replacement garage and loft conversion.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No comment

Councillor I Scott Hayling West

No comment

Councillor Joanne Thomas

No comment

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

Comment	Officer Comment
No comments received	

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) Parking
- (v) CIL

(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.

- 7.3 Due to coronavirus a site visit has not been possible for this application, therefore this recommendation has been made based on photographs supplied by the applicant.

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

- 7.4 This proposal comprises a two storey side extension incorporating a replacement garage and loft conversion following the demolition of the rear garage. Some amendments have been made to the original proposal following correspondence with the applicant to achieve a more subservient design by reducing the width, lowering the ridge line and setting the side extension back from the front elevation wall of the main property.
- 7.5 This application now proposes a two storey side extension with a width of approximately 3.5 metres, height of 8.3 metres to the ridge and a depth coming level with the existing rear elevation wall, stepped back from the front elevation wall and down from the ridge line. At ground floor level would be a garage followed by a bathroom and utility room to the rear and at first floor level, bedroom 5 served by a window to the front elevation and bedroom 4 served by a window to the rear elevation. There would be two rooflights sited on the rear roof slope. Other alterations include a loft conversion comprising a gabled roof to the existing property as well as the side extension.
- 7.6 This proposal has been assessed under the guidance of the Havant Borough Design Guide. This states that :
- 7.7 *" Side extensions should remain subservient to the main building so that it can be read which part of the building is the original and which part is the later addition ". It also states that "two storey side extensions should be set back behind the main building line. The ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage. The angle of the roof should be the same as or similar to the existing roof ". Due to the amendments received it is judged that the guidance has been met.*
- 7.8 Although there are some examples in the immediate area where side extensions have not been stepped down or back, these examples vary from the application property in context and style - examples include end of terraces which are generally smaller in size and less prominent visually. They already form part of a row of properties, therefore are judged to have less of a terracing effect. Although this proposal will be visible from the road it is not judged to be overly dominant nor to have a harmful impact on the streetscene. Materials proposed include red brick and pebble dash to match existing as well as roof tiles to match existing, which also help to create a visually subservient appearance. The reduction in width allows the extension to appear proportionate within the context of the existing property and retains some space to the side boundary. The gabled roof is considered to somewhat rebalance the roof slope with that of the adjoining property.
- 7.9 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

- 7.10 To the south west of the application site is the neighbouring property, Manor Lodge. This is a chalet bungalow which is set back further west than 2 Cairo Villas. The proposed side extension would have a reduced width than the existing single storey garage and would be set off the shared boundary by approximately 2.3 metres towards the front and, due to the slanted nature of the plot, 2.1 metres towards the rear. Due to the set back location of Manor Lodge, this proposal is not judged to have any adverse impact on the side elevation windows which face north, towards the rear garden of the application site. There are windows facing east on the front elevation of Manor Lodge at ground floor and at first floor level in a front dormer, however there is judged to be a reasonable distance retained between the proposed side addition and the windows so as not to have any significant overbearing or overshadowing impact. It is noted there are no additional windows proposed at first floor level to the side elevation wall of the extension.
- 7.11 To the north of the application site is the adjoining property, Merry Moles. As the proposals would be sited to the southern elevation of the property this would not have any significant impact on the amenity of this neighbour.
- 7.12 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.

(iv) Parking

- 7.13 This property will be increasing in bedroom number from the existing 3 to 5 bedrooms. The Havant Parking SPD (2016) stipulates the need for 3 car parking spaces at the property. It is judged that the site could incorporate 3 vehicles on the front hard standing and one in the integral garage. This has been shown on the parking plan supplied with this application.

(v) CIL

- 7.14 This proposal would not result in an increase in floorspace of over 100 sqm, therefore this is not CIL liable.

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/20/00143

(A) 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:

Location plan received 19.02.2020

Amended existing and proposed front elevation 10.06.2020

Amended existing and proposed rear elevation 10.06.2020

Amended proposed floor plans received 10.06.2020

Amended proposed floor plans and elevations 10.06.2020

Amended block plan received 10.06.2020

Attic plan received 10.06.2020

Parking Plan received 10.06.2020

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.