
Site Address:	11 Chichester Avenue, Hayling Island, PO11 9EZ		
Proposal:	Single storey side and rear extensions.		
Application No:	APP/20/00049	Expiry Date:	16/03/2020
Applicant:	Mr D McGregor		
Agent:	Mr P Walker	Case Officer:	Selina Donophy
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the West side of Chichester Avenue, Hayling Island. The property is constructed of brick and white render, with a small dormer addition to the front roof slope. The site has a low brick boundary wall bordering the public highway, with a gravel driveway towards the front of the property.

2 Planning History

None relevant

3 Proposal

Single storey side and rear extensions.

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)

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

5 Statutory and Non Statutory Consultations

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: 4

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) 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.

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

7.3 This proposal comprises of a wrap around side and rear extension - the side element would have a gabled roof towards the front, lowering into a flat roof, which would extend around to the rear. The side extension would have dimensions of 4.3 metres in height to ridge height, lowering to 3 metres in height where the roof flattens. It would extend back towards the rear by 14.5 metres and would have a width of approximately two metres . The rear element of the extension would have a total width of 7.2 metres. The extension would be served by several smaller rooflights sited in the flat roof of the side element and one larger rooflight to the rear, centralised in the flat roof. It would have large bi-fold doors to the rear, and 3 windows to the side.

This proposal would result in a sizeable addition to the footprint of the existing building although this is deemed to be acceptable within the context of the plot size. The side extension would come close to the boundary shared with no 13. In design terms , the proposal would have a somewhat limited impact on the streetscene, as only the reasonably modest width of the side extension would be visible from the highway. Materials proposed include facing brick and render , with tiles to the roof and upvc window and door frames. These materials are deemed acceptable and in keeping with the existing property.

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 To the North of the application site is no 13 Chichester Avenue. The proposed side extension would bring the building line closer to the shared boundary, set off by approximately 1 metre from the boundary. No 13 has windows situated on the side elevation - the window closest towards the front of the property serves a bedroom and the window towards the middle serves a bathroom. Towards the rear there is a door and then another window which has been blocked up. The main room which would be impacted by the proposal would be the window serving this bedroom. On balance, as the proposed extension would be single storey, and there is already fencing along the boundary, situated close to the window, it is judged that any impact on light on this window would not warrant a reason for refusal. The rear extension would not come beyond the rear elevation wall of no 13. There are three windows proposed to the side elevation - although there are existing windows on this elevation, this proposal would result in these being brought closer to the boundary, however the boundary treatment is deemed to mitigate against any overlooking into no 13.

To the South of the application site is no 6 Chichester Avenue. As this would not come close to the boundary on this side, the proposal is not deemed to have any impact on the amenity of this property.

- 7.5 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/20/00049

(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 and block plans received 21.01.2020
Proposed elevations received 21.01.2020
Proposed ground floor plan received 21.01.2020
Section A-A received 21.01.2020
Section B-B received 21.01.2020

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.