
Site Address:	12 Fir Tree Road, Hayling Island, PO11 9BA		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00252	Expiry Date:	19/05/2020
Applicant:	Ms Najjer		
Agent:	Mr Tuson	Case Officer:	Selina Donophy
	MT Planning		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached, two storey dwellinghouse located on the east side of Fir Tree Road, Hayling Island. This property is of brick and hanging tile construction, with a pitched roof. It has an attached garage to the south elevation as well as a store structure to the rear. Towards the front is a hard standing with parking space as well as a lawn front garden area.

2 Planning History

None relevant

3 Proposal

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Developer Services, Southern Water

Please be aware that the property is already built over an existing public sewer. No changes to foundations or any other external ground works will be allowed without permission from Southern Water.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, an informative is attached to the consent.

Officer Comment : Please see informative

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

(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 a single storey rear extension with a flat roof and raised lantern roof light. The extension would have a depth of approximately 3.6 metres, height of 2.4 metres and a width matching that of the main property. It would have centrally sited bi-folding doors on the rear elevation and would be constructed of brickwork to match existing.

This extension would be located to the rear of the property and therefore would not be visible from the public realm. It would be in keeping with the existing property and is deemed an acceptable addition to the property in its design and scale.

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 south of the application site is no 10 Fir Tree Road. The proposed extension would be sited behind the existing garage and store building which are located along the boundary shared with no 10 and therefore is not deemed to have any impact on amenity at this property.

To the north is the attached property, no 14 which has an existing extension to the rear. The proposed extension would project approximately 0.6 metres forward of the rear elevation wall of the extension at no 14 which has a door set close to the boundary leading out into the garden. This proposal is not judged to have any overbearing or overshadowing impact to the rear of no 14 nor the general amenity at 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/20/00252

(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:

MT/15472 REV A existing and proposed plans

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.