
Site Address:	13 Herons Way, Hayling Island, PO11 9FL		
Proposal:	Single storey rear extension with timber cladding and parapet roof.		
Application No:	APP/20/00405	Expiry Date:	21/07/2020
Applicant:	Mr Peirce		
Agent:	Mr Davison	Case Officer:	Selina Donophy
	iDraw Limited		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located along Herons Way, Hayling Island. This property has a pitched roof, with projecting gable end to the principal elevation and attached garage on the eastern side which also comprises a pitched roof. Construction materials include red brick, roof tile and white upvc window frames.

To the rear is private amenity space with access through the garage. Towards the front is a hardstanding with parking space for 3 vehicles with access via an open boundary and dropped kerb. There is some low shrub screening parallel to the highway.

Due to coronavirus a site visit has not been undertaken for the assessment of this proposal, therefore this recommendation is based upon photographs supplied by the applicant.

2 Planning History

None relevant

3 Proposal

Single storey rear extension with timber cladding and parapet roof.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comments received

Councillor M Wilson - Hayling West Ward

No comments received

Councillor R Raines - Hayling East

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: 8

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 to create a kitchen/ dining area. It would have a flat roof and dimensions of approximately 3.2 metres in height 4 metres in depth and 8.1 metres in width, set in from the existing side elevation wall to the west by 0.8 metres . It would have wide sliding glass doors to the rear , one high level window on each side elevation (east and west) and three flat roof lights. Materials would comprise vertical cladding in larch or cedar.

This extension would be sited to the rear of the property and therefore would not be visible from the public realm. Materials do not match those on the existing property however this is not judged to have any harmful impact.

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 west of the application site is no 15 Herons Way - this property is set away from no 13 towards the west and therefore this is not considered to have any significant impact on no 15.

Towards the north west of the application site is no 17 Herons Way - the garden of no 13 lies adjacent to the rear garden of no 17. There is a 1.8 metre high fence separating the properties along the western boundary, therefore the extension would be visible from the rear of no 17. This is not judged to have any adverse impact with the extension set at single storey level.

To the east of the application site is no 11 Herons Way. This property has a conservatory to the rear following a gap retained next to the boundary shared with no 13 where there is a single door leading out into the rear garden. On the eastern side of the application site a gap of 3 metres would be retained up to the boundary and this, in addition with the set in at no 11 is considered to be adequate to mitigate against any impact on amenity.

- 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/20/00405 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:
20.281.101 proposed plans and elevations
Materials confirmation email received 18.06.2020
Reason: - To ensure provision of a satisfactory development.

- 3 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. The Cladding shall be: Larch or cedar unless otherwise agreed in writing by the Local Planning Authority.
- 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.