
Site Address:	99 St Marys Road, Hayling Island, PO11 9DD		
Proposal:	Two storey side extension.		
Application No:	APP/19/00716	Expiry Date:	09/09/2019
Applicant:	Mr M Child		
Agent:	Mr P Walker	Case Officer:	Ross Leal
	P Walker MRICS		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.99 is located on the north-west side of St Marys Road and is within an area of predominantly residential development, although there is an infants school to the south-east. Dwellings in the immediate area of mixed character, design and materials including two-storey, chalet type and bungalows. The application dwelling is one of a pair of semi-detached dwellings and has a side hipped roof. No.101 in the pair has a side gable as a consequence of conversion of its roof space to accommodation 1998 and this included altering the hipped end roof to a gable end.

The application dwelling is constructed of red brick with light cream render at first floor and has a roof of red/brown profiled concrete roof tiles. To the side is a single storey attached garage with mock pitch to the front which also runs across the front of the dwelling as a canopy. The dwelling on the south-west side adjoining (no.97) is two-storey and is in close proximity to the joint site boundary. It has a small first floor secondary window facing the side and also 2 much smaller windows towards the rear facing the site at ground floor. there is what appears to be a side porch window facing the site in front of the garage. No.97 has a hipped roof and is 1m from the joint boundary in the area where the extension is proposed. The joint and front boundaries are a 1.5m red brick wall with piers, a significant part of the frontage is open permitting access to a fully surfaced front area which appears capable of accommodating at least 3 cars.

2 Planning History

07/60879/000 - Conservatory to rear - Permission, 08/06/2007

3 Proposal

It is proposed to erect a two storey side extension to this dwelling. The extension would replace the existing side garage, although it would incorporate a garage. It would be 0.25m away from the joint boundary as opposed to the 0.1m for the side of the existing garage. The front of the garage would be no further forward than the existing garage and the canopy would be reproduced. At first floor a 4th bedroom would be provided with single front and rear windows. No side windows are proposed. Apart from the front canopy projecting forward by 0.7m, the front of the extension would be in line with the main front wall of the dwelling. The extension would be 5.8m in depth and 3m in width. The existing garage is 5.4m in depth and therefore the extension would be 0.4m deeper. The eaves height of the extension would be the same as the existing dwelling at 5.2m. The roof would be side hipped and the ridge

level would be 7.7m, which would be 0.8m lower than the 8.5m ridge line of the existing dwelling. Materials are proposed to match the existing dwelling.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

No consultees.

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 representations received.	N/A

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

(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 proposed extension would be visible from the public realm and would result in a change to the appearance of the dwelling in the street scene. The extension would be subservient to the appearance of the existing dwelling and would also be sympathetically designed, including the use of matching materials and is considered to be acceptable, particularly given that the symmetrical original appearance of the pair has already been lost. Whilst the proposal would result in the loss of the visual gap at first floor level between 99 and 97 resulting in a tighter relationship visually to No.97, the hipped roof form and small gap retained would limit any perception of terracing and on balance, it is not considered that a refusal of planning permission would be justified. The impact on the street scene is considered to be relatively limited and the proposed extension would not harm the appearance of the existing dwelling, the pair of dwellings or the street scene.

The design and appearance of the proposals are therefore deemed appropriate in context to the existing dwelling, the site, the locality and not to be harmful to visual amenity. The proposals are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iii) Effect on neighbouring properties

- 7.4 The proposed extension would be in close proximity to the joint boundary with no.97 and would introduce a new first floor element. However, the affected side windows at no.97 are relatively small and are secondary. The proposal is not therefore considered to result in significant harm to outlook or light loss to room(s). The side elevation of no.97 is also north west facing and as such impact on direct natural sunlight is not an issue. Whilst this is a relatively large extension in close proximity to the boundary, there would be no undue impact in terms of dominance in outlook given the limited openings in the side of no.97 and the absence of amenity area to the side of no.97. There is not therefore considered to be unacceptable harm to amenity in terms of dominance close to the boundary.

The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011.

(iv) Parking

- 7.5 The proposal would be in accord with Council Parking Standards, as the dwelling would be served by 3 car parking spaces, 4 spaces if the garage was counted. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core strategy)

8 Conclusion

- 8.1 The scale, siting and design of the proposal is not considered to be harmful to visual

amenity or to the amenity of the adjoining occupiers and the proposal is not considered to give rise to harm due to privacy loss. The proposal would therefore have limited and acceptable impact on the neighbours and be in accord with policies and guidance 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/19/00716 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 & Site Plans - Received with Application
Existing Ground Floor Plan - Dated July 2019
Existing First Floor Plan - Dated July 2019
Existing Elevations - Dated July 2019
Proposed Ground Floor Plan - Dated July 2019
Proposed First Floor Plan - Dated July 2019
Proposed Elevations - Dated July 2019
Section A-A, Proposed Extension - Dated July 2019

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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order no windows or doors or other openings shall be constructed within the south west facing side elevation of the extension hereby permitted without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of the adjoining dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.