
Site Address:	10 Blackthorn Road, Hayling Island, PO11 9NY		
Proposal:	Proposed single storey side and rear extension.		
Application No:	APP/20/00265	Expiry Date:	22/05/2020
Applicant:	Mr & Mrs Parke		
Agent:	Mr Bessant	Case Officer:	Joseph Toole
	JB Architecture		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Blackthorn Road, Hayling Island, is on the eastern side of Blackthorn Road. The application site is a detached chalet bungalow comprising white render and brown roof tiles. Vehicular access is from Blackthorn Road with parking to the front.

The application site is located within an area of a mix between one and two storey properties of which differ in design, scale and massing.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Proposed single storey side and 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

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East
No Comment.

Councillor M Wilson - Hayling West Ward
No Comment.

Councillor R Raines - Hayling East
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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

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 The proposed development would involve a single storey side and rear extension. The proposed side extension would be used as a utility/boot room and have a width of approximately 1.5 metres, a depth of approximately 8.6 metres and a maximum height of approximately 3.3 metres. The proposed rear extension would be used as a garden room joining up with the existing lounge. It would have a width of approximately 6.5 metres including the side extension, a depth of approximately 2.2 metres and a maximum height of approximately 3.3 metres.

7.4 The proposed development would use brick facing painted white and rendered to match the existing property with a single ply flat roof. This would be inkeeping with the context of the main dwelling.

7.5 The proposal would be visible from the public realm. The proposed side extension would be set back approximately 1.4 metres from the front of the property. This is considered to appear subservient to the host dwelling. An extension of this scale is deemed appropriate in terms of the size of the plot and the retained amenity space. As a result it would be inkeeping with the character of the area.

7.6 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

7.7 To the front of the property there would be a door into the side extension. This would look towards the surrounding front gardens and facing the highway, therefore it is not

considered to have a negative impact on neighbouring amenity.

- 7.8 The proposal would go up against the shared boundary with No.12 Blackthorn Road, however it would be screened by the existing 1.8 metre high fencing with no side windows. There would be 3 velux windows on the side however this would be solely for getting light into the rooms and would not be able to look out of. Therefore, taking into consideration of the above it is not considered to be materially harmful to the occupiers of No. 12 Blackthorn Road.
- 7.9 To the rear there would be bi-folding doors and windows. Due to the nature of the proposed development and the existing screening of 1.8 metre high fencing along the sides and rear with additional hedging and trees to the rear, it would not overlook any immediate private amenity space and would therefore be deemed acceptable.
- 7.10 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/20/00265

- 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 Site Plans - PL.336.20.03
Proposed Floor Plans and Elevations - PL.336.20.02
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.