
Site Address:	18 St Thomas Avenue, Hayling Island, PO11 0EX		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00236	Expiry Date:	26/05/2020
Applicant:	Mr & Mrs Clifford		
Agent:	Mr C Rutter	Case Officer:	Joseph Toole
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

18 St Thomas Avenue, Hayling Island is on the eastern side of St Thomas Avenue. The application site is a detached property comprising of red brick on the ground floor, white weathering boarding on the first floor and grey roof tiles. Vehicular access is from St Thomas Avenue with parking to the front.

The application site is located within a residential area which vary in size, design, scale and massing.

The application site was recently granted permission for a Lawful Development Certificate relating to proposed roof extension and dormer windows and a full planning application for a front single storey extension.

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

2 Planning History

APP/15/00144 - Conservatory to front of property., REF, 18/03/2015
APP/15/00940 - Porch to front of the property (Revised Application)., PERM, 19/10/2015
APP/20/00237 - Application for Lawful Development Certificate relating to proposed roof extension and dormer windows., DEL,
APP/20/00242 - Front single storey extension., DEL,

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No Comment.

Councillor I Scott Hayling West

No Comment.

Councillor Joanne Thomas

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 rear extension. The existing outbuilding would be demolished and replaced by an extension to bedroom to the rear, which would have a width of approximately 2.4 metres, a depth of approximately 1.2 metres and a maximum height of approximately 3.2 metres. There would also be an extension to the rear of the property which would have a width of approximately 6.7 metres a depth of approximately 6 metres and a maximum height of approximately 3.2 metres with a sky light.

7.4 The proposed development would have facing red brick and roof tiles to match the existing property. This would be considered to be inkeeping with the context of the main dwelling.

7.5 The proposal would be subservient to the host dwelling. It is considered that an extension of this scale would be appropriate in terms of the size of the plot and the retained amenity space. Furthermore, due to the proposed development being located to the rear it is considered to have a limited impact on the street scene. Therefore, it is

deemed to 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 On the south side of the property facing No. 16 and No. 14 St Thomas Avenue, there would be a door and a window which would be screened by the existing 1.8 metre high fencing. As a result it would not overlook any immediate private amenity space.
- 7.8 To the rear of the property there would be bi folding doors and three windows which would be screened by the existing 1.8 metre high fencing to the sides and mature hedging to the rear. Thus, the proposed rear extension would not have an adverse impact on the surrounding properties and would therefore be deemed acceptable.
- 7.9 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/20/00236

- 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 Plan
Block Plan
Proposed Floor Plan and Elevations - 2003 1807
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.