
Site Address:	2 Gilbert Mead, Hayling Island, PO11 0RE		
Proposal:	Rear single storey extension.		
Application No:	APP/20/00263	Expiry Date:	22/05/2020
Applicant:	Mr & Mrs Caswell		
Agent:	Mr Murray	Case Officer:	Selina Donophy
	I J Murray Associates Ltd		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two-storey dwellinghouse located along Gilbert Mead, close to the junction with Manor Road. This property has a pitched roof with projecting gable roof to the front elevation with an overhanging porch roof and lawn front garden area to the front with an open boundary to the highway. It has an attached garage with a pitched roof to the west, set back towards the rear, served by a hard standing with parking space for 1 vehicle. It is constructed of red multibrick and tiles to the roof and is one of a few examples of properties along Gilbert Mead of the same design.

2 Planning History

None relevant

3 Proposal

Rear single storey 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

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: 7

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 following the demolition of the conservatory and alterations to the roof slope of the existing rear extension. The proposed extension would have a 'false' hipped roof with a flat top, incorporating two raised lantern roof lights serving an open dining area. It would have a width of approximately 8.7 metres, height of 3.2 metres and depth of 4.1 metres, the depth set just behind the existing extension on the western side. The existing extension roof slope would be altered to a hipped design to have continuity with the proposed addition, from the existing flat roof design. Also proposed are large bi-folding doors on the rear elevation leading out on to the patio area.

This proposal is judged to be in keeping with the visual aesthetic of the existing property, with materials proposed including brick and concrete tiles both to match existing. As the extension would be located to the rear of the property it would not be readily visible from the public realm and therefore would have no impact upon the streetscene.

The addition of this extension would reduce the available amenity space at the site. The Havant Borough Design Guidance states that properties should have a minimum length of 10 metres. There is currently approximately 10 metres space between the rear elevation wall and the rear boundary of the plot, which would be reduced to approximately 7 metres as a result of the extension. Despite this, the application site has a reasonable width of approximately 12 metres which is judged to mitigate against the reduction in depth of the rear garden. Additionally many of the properties in the immediate vicinity have similar sized rear gardens and therefore this is judged to be

acceptable within this context.

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 3 Gilbert Mead. The roof height of the existing extension would be raised slightly by the addition of the false pitch, however this alteration is modest, with the roof hipped away from the boundary. The proposed rear extension would be sited behind the existing extension when viewed from No.3, with a level roof height and therefore is not judged to have any harmful impact on the amenity of this neighbouring property.

To the east of the application site is no 1 Gilbert Mead. The extension would come closer towards the boundary shared with no 1 than the existing conservatory, with a slight increase in roof height. No 1 has an attached garage with a raised pitched roof sited on the boundary, which the proposed extension would come level with. This acts as a buffer between the properties and it is deemed that this extension would not have a significant impact upon no 1.

- 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/20/00263 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:
A106 V3 PROPOSED SITE AND LOCATION PLANS
A107 V3 PROPOSED FLOOR PLANS
A108 V3 PROPOSED ELEVATIONS
A109 V3 PROPOSED SITE VIEWS
A110 V3 PROPOSED SITE SECTIONS
Design and Access Statement
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.