
Site Address:	6 Manor Way, Hayling Island, PO11 9JH		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00457	Expiry Date:	11/08/2020
Applicant:	Mr & Mrs Windridge		
Agent:	Mr Murray	Case Officer:	Joseph Toole
	I J Murray Associates Ltd		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Manor Way, Hayling Island, is located to the north of Manor Way. The application site is a detached two storey property comprising red brick with some tile hanging on the first floor with brown roof tiles. Vehicular access is from Manor Way with parking to the side with a garage.

The property is within a residential area with a mix of properties which vary in size, scale, massing and design.

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

No relevant Planning History.

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

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 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: 6

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
- (iv) Flooding

(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. It would be used as a open plan living area with a bedroom, en-suite and utility room. The proposed rear extension would have a width of approximately 10 metres, a depth of approximately 3.8 metres and a pitched roof over the open plan living area with a maximum height of approximately 3.7 metres and a flat roof over the bedroom, en-suite and utility room with a height of approximately 2.8 metres.

7.4 The proposed development would have bricks and tiles/flat roof to match the existing. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered 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 The proposed rear extension would have no side windows and would be offset from the shared boundaries the same as the existing property, screened by the existing 1.8 metre high fencing. This is not considered to have an adverse impact on the residential amenity of the area.
- 7.8 To the rear there would be bi-folding doors serving the open plan living space. These views have previously been established and thus considered acceptable screened by the existing 1.8 metre high fencing on both sides and to the rear. Furthermore, there would be a window serving the bedroom which would have the same views and is therefore considered acceptable.
- 7.9 There would be 3 rooflights in the pitched roof and 2 in the flat roof. This is not considered to be harmful to the neighbouring properties.
- 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.

(iv) Flooding

- 7.11 The application site is located within Flood Zone 2 and 3. The proposed development involves a small increase in floor area which is considered to have a minimal impact on flooding. Furthermore, the proposal would not increase occupancy and would have additional floor protection measures which as result would be deemed acceptable.

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/20/00457

- 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:
Proposed Location and Block Plan - A106
Proposed Floor Plans - A107.1
Proposed Elevations - A108
Proposed Illustrative Views - A109
Proposed Sections - A110
Design and Access Statement
Flood Risk Assessment
Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be in accordance with the application form and 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.