
Site Address:	24 St Helens Road, Hayling Island, PO11 0BT		
Proposal:	Two storey front and rear extensions, roof alterations and balcony.		
Application No:	APP/19/00982	Expiry Date:	25/11/2019
Applicant:	Mrs Easterbrooke		
Agent:	Mr Galloway	Case Officer:	Joseph Toole
	Peter Galloway Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is on the northern side of St Helen's Road, within a residential area with a diverse range of designs, styles and finishes to properties. Vehicular access is from St Helen's Road. The application site is a chalet bungalow comprising cream render elevations above a red brick plinth with a red tile roof. The site is flat and the rear garden is bounded by mature trees. The front garden is has a mix of hardstanding and green space.

No. 26 St Helen's Road, to the west is set back from the site with a south-east facing elevation. To the east No.22 St Helen's Road is set slightly back with a similar line of trajectory to the application site.

2 Planning History

GEN/16/00771 - Replacement conservatory., ,08/07/2016 08:24:01

3 Proposal

Two storey front and rear extensions, roof alterations and balcony.

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)

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

5 Statutory and Non Statutory Consultations

None for this application.

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: 5

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) CIL
- (v) 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 proposal would be visible from the public realm, although the development would be set back approximately 18 metres from the highway. The proposed development would involve a two storey front and rear extension with balconies. There would also be roof alterations on eastern elevation. On the front of the property the garage would be converted and extended to incorporate a new bedroom with an addition floor level. To the rear, the existing conservatory would be demolished to make way for a two storey extension.

7.4 The two storey front extension is to the southern elevation of the property with a depth of 4.2 metres and width of 2.9 metres. It would have a hipped roof with a maximum height of 5.6 metres.

7.5 The two storey rear extension is to the northern elevation of the property with a depth of 3.7 metres, the same as the existing conservatory. It would have a width of 7.8 metres and a maximum height of 6.7 metres, no higher than the existing property. The proposal would have a hipped roof matching the front extension.

7.6 The proposal would result in a generous increase to the volume and footprint of the property, however it is considered the scheme can be comfortably accommodated within the extent of the site.

7.7 The proposed extensions and alterations would use render and brickwork, roof tiles, windows and doors to match the existing property. This will comply to the existing property and the character of the area.

- 7.8 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

- 7.9 The proposed juliet balcony to the front elevation of the property which fronts St Helen's Road would not be materially harmful to neighbouring properties due to the separation of approximately 40 metres between the properties to the south. The proposed juliet balcony and windows to the rear elevation of the property will not be materially harmful as it would face onto the rear gardens of the properties to the north, which is screened by mature trees and hedgerows.
- 7.10 The side extension would extend the eastern elevation of the property. This would come closer to the eastern boundary adjacent to No.22 St Helen's Road which is defined by a 1.8 metre high fence. There are no windows proposed on the eastern side, therefore it would not cause any issues of overlooking. Furthermore, along the western elevation of No. 22 there are no windows on the first floor, therefore the proposed development would not obscure the property's views.
- 7.11 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) CIL

- 7.12 The proposed extensions does not exceed 100 square metres gross internal area, therefore it is not liable to CIL.

(v) Parking

- 7.13 The proposed development would result in the loss of the garage (1 no. car space), however there is sufficient car parking on the site to accommodate 3 car parking spaces shown in the Block Plan (drawing no. 19/801/B01). This is in accordance to the HBCPSPD.

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/19/00982

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 - 19/801/L01

Block Plan - 19/801/B01

Site Plan - 19/802/P02

Proposed and Existing Plans - 19/802/P01

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.