
Site Address:	3 Ritchie Close, Hayling Island, PO11 9LA		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00287	Expiry Date:	16/05/2019
Applicant:	Mr Jason Vallis		
Agent:	Mr P Walker	Case Officer:	John Shaw
	P Walker MRICS		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached 3 bedroom dwelling at 3 Ritchie Close, Hayling Island. The property forms a cul-de-sac of 3 properties which are accessed via an unadopted road and which leads to Selsmore Road. The three dwellings represent modern infill development and are single storey with hipped roofs set on large footprints. The application dwelling is to the southern end of these 3 properties.

2 Planning History

None relevant

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Non-applicable

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of support was received on the following grounds:

- 1) The development would be within the defined urban area
- 2) The design, use of materials and limited wider visibility would be appropriate when seen in the context of the main building.
- 3) Due to the proposed siting of the extension, it would not have a significant impact on the occupiers of the properties to the north, south or west.

- The matters are assessed in section 7 of this report.

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 single storey extension would be set down from the ridge of the existing dwelling and due to its backland development and a mix of high hedging and planting to the side and rear boundaries would have no visibility from the wider streetscene. In light of its subservient scale and lack of wider visibility it is deemed that the proposal would cause no undue harm to the character of the dwelling or the wider area.

7.4 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

7.5 The single storey rear extension would have a height of approximately 3m and would project from the rear of the dwelling by 5m. The proposed extension would not project past the rear facing habitable rooms of the adjacent dwelling to the north, no. 2 Ritchie Close. Though the extension would be built near to the side of no. 2, the area which would be immediately adjacent on the neighbouring side is not used as an amenity space, no habitable room windows would be affected and moreover this space is already enclosed by its proximity to the 1.8m boundary fence and the staggered nature of the rear of no. 2 and so it is concluded that no undue overbearing impact would occur. At single storey, it is considered that no undue overlooking of no. 2 would occur beyond which currently exists.

- 7.6 The proposed extension would at single storey have sufficient separation distances from the properties to the west and south, moreover, the extension would be fully screened from these properties by high hedging and planting thereby ensuring no harm to neighbouring residential amenity would result.
- 7.7 Consequently, it is considered that the proposal would 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 no undue impact on the character of the wider area or neighbour amenity 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/19/00287 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:
Proposed Layout, March 19 (Scale 1:50)
Section Drawing March 19 (Scale 1:50)
Site/Location Plan (Scale 1:1250 & 1:500)
Proposed Elevations March 19 (Scale 1: 100)
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match those stated on the received application form.
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 2018.