
Site Address:	2 Dover Court, Hayling Island, PO11 0LA		
Proposal:	Single storey side and rear extension, demolition of existing single storey side garage		
Application No:	APP/19/00905	Expiry Date:	12/11/2019
Applicant:	Mr & Mrs Hamilton		
Agent:	Mr I Murray	Case Officer:	Selina Donophy
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two storey dwellinghouse located to the South East of Dover Court, Hayling Island. The property is constructed of facing brick with concrete tiling and uPVC windows, and has an attached garage to the side, hard standing to the front and rear garden with timber panel fencing.

2 Planning History

None relevant

3 Proposal

Single storey side and rear extension, demolition of existing single storey side garage

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
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

None required 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comment	

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 proposed extension would wrap around the rear and part side of the existing dwelling, following the removal of the existing garage. Part of the extension would be viewable from the public realm where the existing garage is positioned, however the majority of the development would occur to the rear.

The proposed dimensions of this wrap around design include a depth of 8 metres including eaves width up the side elevation, a height of 3 metres and a width of 10.9 metres. This means the height will increase by 0.2 metres from the existing garage height and the depth shall increase by 2.6 metres. The depth of the extension beyond the rear wall of the main house would amount to 3.8 metres. This proposed extension does appear somewhat bulky in scale, partly due to the flat roof design and depth visible from the North elevation. Despite this the development would not be considered to cause harm to the character of the property or the visual amenities of the area.

The materials proposed include brick with white render, grey concrete flat roof and white and grey PVC and aluminium fenestration. These materials are not consistent nor complimentary with the main house, creating a contemporary aesthetic against the facing brick of the existing property. As this is located to the rear of the property, this is deemed acceptable and unobtrusive to the character of the streetscene.

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 This property borders the bottom of the rear garden of no 56 West Lane to the South and sites adjacent to no 3 Dover Court to the North. The development would be occurring fairly close to the boundary with no 3 where the side extension is proposed. The height would increase by 0.2 metres and the depth will increase by approximately 1.2 metres from the current garage depth beyond the rear wall of the house, the eaves would be set closer to the boundary with no 3. This increase in scale is not considered to have any significant impact on neighbour amenity as the works replace where a garage currently stands.

There are no windows proposed to the side elevations of the proposed extension however there are three windows and glass bifolding doors to the rear. There are already multiple doors and windows on this elevation and fencing to the rear and it is not considered that there would be an unacceptable impact on No.7 Manor Road

- 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00905 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:

Existing location and block plan A101
Existing floor plans A102
Existing elevations A103
Proposed location and block plan A106V3
Proposed floor plans A107V3
Proposed elevations A108V3
Proposed site sections A110V3

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.