
Site Address:	19 Avenue Road, Hayling Island, PO11 0LX		
Proposal:	Single storey rear extension at first floor level.		
Application No:	APP/19/00309	Expiry Date:	22/05/2019
Applicant:	Mr J Marshall		
Agent:	Bryan Butcher	Case Officer:	John Shaw
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a detached property to the northern side of Avenue Road, Hayling Island.

The property is set along a run of 6 properties which are highly uniform in regard to mass, scale and design; this run of properties include the properties directly adjacent to the application dwelling to the east and west. This group of properties are also set along a regular building line. The wider streetscene displays a greater mix of properties with dwellings set closer to the highway to the east while the properties to the opposite side of Avenue Road vary between bungalows and broad two storey detached dwellings.

The application dwelling has a pitched roof with a mix of hanging tiles and brick to the external walls and dark brown concrete roof tiles. The dwelling has 4 bedrooms with a front garden area predominantly of hard standing and set back from the highway by approximately 9m. A single storey extension has recently been erected to the rear covering the majority of the rear of the original dwelling and upon which the first floor extension that is subject of this application would be erected. Beyond this rear extension, the dwelling benefits from a rear garden 10.5m in length and 10m in width.

During the course of the application, the height of the proposed first floor rear extension was reduced and the roof changed from a hipped design to a shallow pitched roof.

2 Planning History

None relevant

3 Proposal

Single storey rear extension at first floor level.

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

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: 2

Comment	Officer Comment
Regarding 19 proposing an extension at first floor level. I strongly feel that this will drastically reduce my light. It will also be detrimental to the plants in my garden. My kitchen will have virtually no light or sunshine. I have spent a large sum on landscaping my back garden and the lack of light and sunshine will be bad for my plants. I hope that you will take my points into consideration.	See section 7
We object to the proposed extension as the height of this structure will block the morning sun on our patio and conservatory and will considerably reduce the light in our conservatory throughout the day. We spend a significant amount of time in these areas throughout the year, particularly in the conservatory and we therefore believe the proposed structure will impact our quality of life.	See section 7

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 proposed first floor rear extension would have very limited visibility within the wider streetscene. The pitched roof of the extension would reflect the pitched roof of the original dwelling but with a gentler slope that would be set down from it thereby ensuring a harmonious but subservient design. The extension would be set directly atop the existing rear extension and would not project past the side elevations of the house ensuring it would not result in the dwelling appearing disproportionately bulky when viewed from the rear. The proposed materials would integrate effectively with existing and overall it is considered that the extension would not unduly harm 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

7.4 The proposed extension would have a height of 3.45m when measured from the top of the single storey rear extension upon which it would be set and 6.2m from ground level. The height of the extension would be 1m lower than the roof pitch of the existing dwelling.

7.5 The extension would comply with the 45 degree line guidance as outlined within the Council's Design Guidance document. This would be the case due to the shallow nature of the pitch of the proposed roof and the retained separation distance between the side of the proposed extension and the nearest habitable room window of no. 21 to the east of approximately 3m and 5m to the nearest habitable room window of no. 17 to the west. Though it is acknowledged that there would be a loss of direct light to the rear amenity areas of the neighbouring properties, in early morning to no.17 and late evening to no. 21, the rear of these adjacent properties as well as the application dwelling are north facing and considering the amended design submitted as part of this application which reduced the pitch of the extension, it is deemed that the loss of direct light would be very limited and not sufficient to justify the refusal of the proposal.

7.6 The proposed first floor extension would be set off from the shared boundary with no. 21 and have a roof pitch which slopes away at its nearest point to the boundary. The side wall of the 1st floor nearest to the boundary would be just 1.8 up to the eaves level. These factors combined with the proposed shallow pitched roof and a limited rearward projection of 3.1m would ensure the rear of the no. 21 would not become

unduly enclosed and the extension would not have an undue overbearing impact on this property. It is deemed that the separation distance between the proposed extension and the rear of no. 17 would be sufficient to ensure no undue overbearing impact would occur to this property.

- 7.7 It is regarded that the rear facing window to the 1st floor extension would create no further overlooking than already exists from the rear windows of the existing dwelling. The proposal would also see the creation of 1 roof light to the east and west elevation respectively and one obscured window serving a bathroom to the west elevation. The submitted plans show that these windows shall all be obscured glazed and over 1.7m from finished floor level and so it is considered would not offer undue overlooking of the rear amenity spaces of the adjacent properties.
- 7.8 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).

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 on neighbouring 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/19/00309

(A) 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 Ground Floor Plan, Proposed Elevations and Proposed Block Plan, Sheet 1b;
Proposed First Floor Plan, Sheet 2b

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those as 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.