
Site Address:	43 St Marys Road, Hayling Island, PO11 9DB		
Proposal:	Two storey side/rear extension.		
Application No:	APP/19/00433	Expiry Date:	21/06/2019
Applicant:	Mr J Davenport		
Agent:	Mr P Walker	Case Officer:	Lesley Wells
	P Walker MRICS		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is on the northern side of St Mary's Road which is a detached property located within the urban area, amongst a varied street scene. The property is rendered with a tiled roof. Access to the site is from St Mary's Road, with on-site parking to the front

2 Planning History

None.

3 Proposal

The proposal is a two storey side/rear extension, flat roofed in design with a roof lantern.

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Arboriculturalist
No comment.

Cllr M Wilson - Hayling West Ward

Councillor Joanne Thomas

Councillor Scott Hayling West

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: 1

Comment	Officer Comment
Unable to see application form on the system to view tree position.	Application form on the system. A site visit has been made to the property and no trees are required to be cut down to accommodate the development.

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) 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, set out below.

(ii) Appropriateness of design and impact on the character of the area

7.3 The Borough's Design Guide seeks to ensure that any development is subservient to the host dwelling, has an acceptable mass and bulk and is of good design. The proposal is considered to meet this criteria having an acceptable depth which would be in line with the existing elevations which would not look out of character to the dwellinghouse, or be an excessive mass and bulk.

7.4 A flat roof is proposed for the development which would reduce the mass and bulk further. Although this would not be in keeping to the existing roof line it is considered, on balance, that as this is to the rear of the dwellinghouse and not readily viewable from the street scene, it is an acceptable part of the development.

7.5 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

7.6 No 43 sits forward of the dwelling to the west, No 41 St Mary's Road and the proposal would have no material impact on this property due to the distance between the two properties and trees along this boundary. As to No 45 the extension would be modest in scale and would be set off the boundary and the flat roof would reduce any impact caused by the development. There are no windows proposed in the side elevation which would limit over looking to No 45, to the first floor window to the rear, which would be obscured by trees and vegetation along the boundary.

7.7 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) Parking

7.8 The proposal would extend an existing bedroom space and would not create additional bedrooms at the site. Therefore no additional parking provision is required, as the current provision would be considered to be acceptable.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the street scene and no additional car parking provision is required. The proposal 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/19/00433 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site/Location Plan
Proposed elevation
Proposed first floor plan
Proposed ground floor plan
Section drawing
Existing first floor plan
Existing elevations plan
Existing ground floor plan

Reason: - To ensure provision of a satisfactory development.