
Site Address: 9 West Haye Road, Hayling Island, PO11 9RN
Proposal: Alterations to existing property, including replacement of existing front extension roof with part-pitched, part flat roof, demolition of existing side/rear extension. Construction of new single storey rear extension.
Application No: APP/18/00431 Expiry Date: 15/06/2018
Applicant: Mr Rockett
KDM Property Developments
Limited
Agent: Mrs Willard Case Officer: Rachel Ballam
Inspired Design Studio Limited
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is situated within a defined urban area on Hayling Island, to the northern side of the fronting public highway, West Haye Road, and surrounded by residential development. Properties within the street vary in respect of form, scale, style and materials.
- 1.2 The application property is a detached bungalow clad in beige painted textured render with white uPVC to the front gable end, black GRP to the flat roof areas and concrete tiles to the main pitched roof, with white uPVC fenestration. The north-facing rear garden is bordered by a blockwork wall to the east and timber fencing to the west and to the rear. A low brick wall borders the front boundary of the front lawn area, which separates the property from the fronting road.

2 Planning History

95/60201/000 - Single storey front extension, PERM,

3 Proposal

- 3.1 The application proposes: alterations to the existing single storey extension, including replacement of its flat roof with a crown roof and a small pitched roof external porch extension; demolition of the existing flat roof single storey extension which wraps the eastern side and rear of the main property; erection of a single storey rear extension with crown roof and fully glazed roof lantern; and revised fenestration to the western elevation, to include the removal of one single window unit and its replacement with two separate larger units.
- 3.2 The proposed front extension (to be altered) would maintain its current footprint, extending 2.9m forward of the main property and spanning its full width. The replacement crown roof would achieve a maximum height of 3.5m above ground level, representing an increase in height of 0.8m relative to the existing flat roof. The proposed porch would measure similarly in its eaves and ridge heights as the proposed extension and would project 1.4m from the front elevation of the extension.

- 3.3 The proposed rear extension would project 4m from the rear elevation of the existing main property and span its full width. The extension would achieve a height above ground level of 3.5m, as measured from the ridge of the crown roof, with eaves at 2.5m above ground level. The glazed roof lantern would project a further 0.5m above the roof, taking the maximum height of the structure to 4m above ground 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)

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer 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 The proposed alterations and extension would not appear incongruous in respect of their form, style, scale or materials relative to the existing main bungalow to be retained or the varied surrounding development which is visible within the immediate locality. Overall the proposed development would represent an improvement in visual amenity relative to the existing extensions to be demolished and thus would be of benefit to the appearance and character of application site and the wider street scene.
- 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 proposed extension and alterations would be of benefit to the amenities of surrounding residential development in respect of outlook and light relative to the existing extensions to be demolished or altered. Whilst the proposed rear extension would project further to the rear than the existing wrap-around extension, the new rear elevation would not extend beyond the rear elevations of the neighbouring properties. In addition, the replacement structure would represent a reduction in the overall scale of development within the application site and in/away from the common boundary shared with the neighbouring property to the east.
- 7.6 The front extension, as amended, would achieve a greater maximum height owing to the replacement of its flat roof with a crown roof, but the alteration would not result in any significant negative impact to the amenities of surrounding development owing to the wide spacing to be maintained between the structure and neighbouring dwellings.
- 7.7 No side facing windows would be positioned within the proposed front or rear extensions. The revised fenestration to the existing main dwelling would represent an increase in the amount of glazing within the western elevation; however, the additional openings would be at ground floor level and screened by the existing boundary treatments which are to be retained. The proposed development would not, therefore, be expected to have any significant negative impact upon the privacy of surrounding dwellings.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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/18/00431

(A)

(B) for the following reasons/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:

1170.01 - Proposed Floor, Elevations, Roof and Site Plans

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.