
Site Address: 33 Itchenor Road, Hayling Island, PO11 9SN
Proposal: Single storey side extensions and render finish applied to elevations.
Application No: APP/19/00202 Expiry Date: 22/04/2019
Applicant: Mr/s Sherrington
Agent: Mrs Gibbens Case Officer: Karen Wooden
 LOOK. Design and Build
Ward: Hayling East
Site Visit Date: 10/04/2019

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached house located on the western side of Itchenor Road. The property currently has red brick elevations and a flat roof. The front amenity area is hardsurfaced and can accommodate curtilage parking for several vehicles. The boundary treatments to the front are defined by low level fencing.
- 1.2 The property styles within Itchenor Road include detached and semi detached houses and chalet bungalows of varying ages and designs

2 Planning History

APP/19/00188 - Single storey extensions to side elevations and render finish applied to existing property, UNK,

3 Proposal

Single storey side extensions and render finish applied to elevations.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 proposal is for single storey extensions to the northern and southern elevations and as such will be readily visible from the public domain. The extension to the north proposes to provide a small garage/store, an ensuite bathroom and extension to an existing bedroom and the front elevation will include a segmented garage door. It is noted that several properties within Itchenor Road have integral garages and therefore it is not considered that this would impact the character of the area. The proposed extension to the southern elevation is to be a small lobby, providing access from the property to the front and rear gardens. This element is to be set approximately 9.5m back from the front boundary. It is not considered that this modest extension would impact the character of the area. The proposal also includes the rendering of the external elevations in an off white colour, which will alter the visual appearance of the house. It was noted at the time of the site visit that render is a material already existing within the immediate vicinity. The proposed off-white colour is considered to have a softer visual impact which is in-keeping with other properties within Itchenor Road, including the property sited immediately to the south.

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 Due to the proposed locations of the extensions it is not considered that they would have an adverse impact on the occupiers of the properties to the east or west.

- 7.6 No. 35 Itchenor Road is located to the north, and is a detached house of a similar style to the application site. The submitted plans show one high level window is to be inserted into the northern elevation of the proposed en-suite shower room, with the lower frame of the window being approximately 1.9m from ground level. It is therefore not considered that the proposal would result in a loss of privacy to the neighbours. A 45 degree test shows that the proposal will result in the loss of some late morning light to one of the windows on the southern elevation of No. 35, however this is a secondary window to one on the eastern elevation and it is therefore not considered that this would cause significant harm to the occupiers of the property.
- 7.7 No. 31 Itchenor Road is a similar style property located to the south. This property has one ground floor window to the northern elevation. The proposed extension to the southern elevation is to be set 3m back from the principle elevation of the application site, with an approximate flat roof height of 3m. No windows are to be inserted into the southern elevation and instead light will be provided by the three skylights to be inserted into the roof. The separation gap between this extension and No. 31 is approximately 2m, and due to its size and location will cause no loss of light to the occupiers of this neighbouring property.
- 7.8 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00202 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:

Site and location plan - received 15.02.19
Proposed site and location plan - received 15.02.19
Existing plans - received 15.02.19
Existing elevations - received 15.02.19
Proposed plans - received 15.02.19
Proposed elevations and section - received 15.02.19
Email from agent confirming render colour - received 08.04.19

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

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.