
Site Address: 5 Atherley Road, Hayling Island, PO11 0JS
Proposal: First floor side extension above existing garage and part front single storey ground floor extension, dormer window and tiles to match existing.
Application No: APP/18/01115 Expiry Date: 21/01/2019
Applicant: Mr M Thornton
Agent: Mr C Rutter Case Officer: Bee Crawford
 Architectural Designs
Ward: Hayling West
Site Visit Date: 17/12/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and attached garage, situated in a cul-de-sac off West Lane. It has a red tiled pitched roof and elevations of red multibrick and white painted render. The site is level with open vehicular access to the front leading to an area of block paving and grass, with hedging in excess of 2 metres high to the northern and southern boundaries. The rear garden is mainly laid to lawn with a patio area and shrubs with a 2 metre high hedge to the northern boundary, a 1.8 metre high fence to the southern boundary and a 1.8 metre high fence, trees and shrubs to the eastern boundary.
- 1.2 The adjoining semi-detached property lies to the south, a pair of two storey semi-detached properties are to the north and opposite, and the rear gardens of properties in Manor Road are to the rear. The area is of low to medium density of a mixture of detached and semi-detached 2 storey properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a first floor side extension above existing garage and part front single storey ground floor extension, dormer window and tiles to match existing.

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

Arboriculturalist

No objection. Please add informative to advise there should be no storing/mixing of materials in the rear garden which would affect the trees on the rear (eastern) boundary of the property.

NB: Informative recommended.

Developer Services, Southern Water

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:

No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

Furthermore, due to changes in legislation that came in to force on 1 st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 3030119) or www.southernwater.co.uk.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

a Adequate soakaway or infiltration system

b Water course

c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Officer comment: *An informative is recommended as per Southern Water's request. With regard to the discharge of surface water, given that this is an application for an extension to an existing dwelling, it is considered that this issue is a matter for the Building Regulations.*

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

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 to extend the first floor over the existing garage together with a single storey front extension for a new bay window, which would be visible from the public realm, although the property is set back 9 metres from the highway. Regarding the first floor element of the scheme, for extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that first floor extensions should be set back from the building line, have a lower ridge height and recommends first floor side extensions should be at least two metres from the boundary to prevent neighbouring properties and the street scene being adversely affected.

- 7.4 The extension is a continuation of the existing property with the same ridge height and a hipped end. The first floor front elevation set back 0.5 metres from the existing dwellinghouse, retaining the mono-pitched roof element at ground floor and in this particular case it is considered there would be no merit in reducing the ridge height. It is judged to be subservient to the main dwelling by virtue of the proposed width. Whilst there is only a small increase in the footprint of the property, the proposed development would result in a generous increase to the overall volume on the northern side of the property, and it is considered to be of a cohesive design which relates well to the existing dwelling.
- 7.5 The property to the north is set back slightly and projects away from number 5. The existing distance between the northern elevation of the application site and the southern corner of the neighbouring property is approximately 4 metres increasing to 6.5 metres, which would be retained as the extension does not extend beyond the side elevation of the existing garage.
- 7.6 The new flat roofed bay window to the front projects 0.8 metres with an approximate width of 2.9 metres and is set in 1.1 metre from the side of the property.
- 7.7 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

- 7.8 *The proposed first floor side element of the scheme is to the northern elevation of the property, situated over the garage. There are no side windows in the extension and whilst it is acknowledged the distance at first floor between the properties would be reduced, there are no first floor windows in the southern elevation of 3 Atherley Road.*
- 7.9 The neighbouring property is set at an angle to number 5 and the roof of the extension is pitched and hips away from the northern boundary. It is therefore judged this would reduce any perception of the first floor extension being overbearing to this property.
- 7.10 *Whilst there is a new window in the rear elevation of the first floor, it is of a modest size and judged it would not result in any additional overlooking to the neighbouring properties.*
- 7.11 Although the new bay window is predominantly glazed it is set in 2 metres from the northern boundary and 8.5 metres from the southern boundary. The property also benefits from good screening to the side boundaries and it is considered the new bay window would not have a harmful effect on the neighbouring properties.
- 7.12 It is judged the properties opposite or to the rear of the site are a sufficient distance away not to be adversely affected by the development.

(iv) Parking

- 7.13 There is an increase in the number of bedrooms from two to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). In addition, part of the garage has previously been converted and the remaining space would not be sufficient to house a car. A parking plan has been submitted as part of the application to reflect three on site spaces and a condition is recommended to retain the spaces for parking at all times.
- 7.14 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/18/01115 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Parking plan
Drg no. 1810-1509 Existing floor and elevations plan
Drg no. 1810-1510 Proposed floor and elevations plan
Drg no. 1810-1511 Existing and proposed roof plan

Reason: - To ensure provision of a satisfactory development.