
Site Address:	23 The Strand, Hayling Island, PO11 9UB		
Proposal:	Two-storey rear extension.		
Application No:	APP/18/00126	Expiry Date:	30/03/2018
Applicant:	Mr & Mrs Holt		
Agent:	Mr Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	Hayling East		
Site Visit Date:	06/03/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached dwelling and garage situated in a cul-de-sac. It has a brown tiled pitched roof and elevations of red multibrick, cladding and cream painted render. The site is level and open to all boundaries to the front with vehicular access leading to an area of block paving, shrubs and shingle. The rear garden consists of a paved area, shingle and shrub beds, enclosed to all boundaries with 2 metre high fencing.
- 1.2 Modern detached two storey properties are to the south and north, a row of modern three storey terraced town house are opposite and a footpath with private amenity land beyond is to the rear.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey rear extension.

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**

None.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I am writing this on behalf of Mrs Heather Donaldson of 24 The Strand Hayling Island, she has asked me to do this for her. There is a proposal for a two storey extension at the rear of 23 The Strand, next door. We would like you to accept this email as a formal objection to the proposed extension. We have not been able to view the plans but any building on the rear of 23 will have an impact on Mrs Donaldsons's property.	See section 7.
As the owner of the property directly adjacent to this development I wish to object on a number of reasons. 1. This 2 story extension will remove daylight and sunlight from my property and garden. My property was purchased a number of years ago due to its aspect with delightful south facing garden which is streamed with natural light and sunlight. This development will severely reduce the natural light in the property and sunlight in the garden which in turn will reduce the saleability of the property in as much that the value will be decreased. 2. The adding of further bedrooms without adding additional parking spaces will encourage further parking within an already over populated small cul de sac. At present there are a number of cars constantly parking on	See section 7. This is not a planning consideration. The proposal includes the reduction of one bedroom to the property, consequently no additional parking provision is required.

verges and roadways making emergency services access restricted. This is a major safety concern should there be a fire within the cul de sac. 3. There is also the concern over privacy with this extension which will look over my property. following the above comments there would be no objection to a single story extension as this will not block daylight & sunlight & will not cause concern over parking and emergency vehicle access in the future.	See section 7.
I have already placed my objection and I can't see the end of the comments. I am very concerned about possible effects of the severe weather winds and flooding we regularly experience. At the moment when we have high winds it funnels between the two houses and I do experience a lot of water running down the side of my house. I am also concerned in addition to my earlier comments that with a higher structure the wind and rain will adversely affect my building and garden and increase flooding risk.	This is not a planning consideration A further letter was received on 7 March from the occupier of 24 The Strand which has been responded to separately.

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 the rear of the dwelling, although due to the siting of the house, it would be visible from the public realm, approximately 11 metres from the highway. The proposal is to extend the existing property, reconfiguring the internal first floor layout from four to three bedrooms. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality which has a mix of similar and different styles and design of properties.

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 two storey rear addition would project 2.5 metres beyond the original wall of the existing dwellinghouse. It is a continuation of the property on the south-eastern side following the line of the existing ridge, although it is set in slightly from the existing north-western elevation which currently forms part of the site boundary.
- 7.6 Concern was raised by the occupier of number 24 The Strand with respect to the scheme reducing the amount of light to this property. A 45 degree angle test was carried out as set out under the adopted supplementary planning guidance of the Borough Design Guide, which verified the extension meets the requirements for adequate daylight at number 24.
- 7.7 The case officer visited the neighbouring property to assess the impact of the scheme and whilst it is acknowledged the proposal is to be built close to the shared boundary with number 24, this dwelling is approximately 2.2 metres from the boundary and the rear elevation is 1 metre past the current rear elevation of the application site. Consequently, the proposed extension would project 1.5 metres beyond the rear elevation of number 24. Although there could be some bearing, there is a spacious outlook to the rear of this property and the degree of impact is not considered so great as to constitute a defensible reason for refusal.
- 7.8 Regarding the concern of the neighbour with respect to a possible loss of privacy and overlooking of the rear garden, there is an existing window in the rear elevation of the property, consequently there is already a degree overlooking. Furthermore, as the rear elevation of the extension will be forward of the rear elevation of the neighbouring property and due to the siting of number 23, the amount of overlooking of the neighbouring garden will be less than existing. It is noted in isolation a Juliet balcony could be installed without the benefit of planning permission.
- 7.9 There are no windows in the side elevation of the extension, although there are two proposed rooflights in the north-western and south-eastern roof slopes. The height of the lower edge of the windows is shown to be more than 1.7 metres above the floor level of the rooms in which they are to be installed and it is therefore judged the windows would not give rise to any additional overlooking to the neighbouring properties.
- 7.10 There are two small windows in the side elevation of number 22 at ground and first floor which directly face the rear of the application site. However, the ground floor window is partially screened and the first floor window is obscure glazed. It is therefore deemed any impact on this property would be negligible.
- 7.11 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).

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/18/00126 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 be as stated under Section 9/11 (Materials) of the 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.

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

Drg no. 18004-101O	Location plan and block plan
Drg no. 18002-201O	Existing floor and roof plans
Drg no. 18002-301O	Existing elevations plan
Drg no. 18002-401B	Proposed floor and roof plans
Drg no. 18002-501B	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.