
Site Address: 33 Island Close, Hayling Island, PO11 0NJ
Proposal: Single storey rear extension, first floor front extension, garage conversion and fenestration alterations.
Application No: APP/18/00247 Expiry Date: 10/05/2018
Applicant: Mrs Fownes
Agent: Mr R Clark Case Officer: Bee Crawford
 Roger Clark (Architectural Services)
Ward: Hayling West
Site Visit Date: 11/04/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with an integral garage. It has a brown tiled pitched roof and elevations of beige multibrick and stone cladding. The site is level and open to the front leading to a concrete drive and area of grass, with shrubs to the eastern boundary and fencing ranging in height from 1 metre to 1.8 metres to the western boundary. The rear garden is mainly laid to lawn with a patio area and shrubs and decking, enclosed to the eastern and western boundaries with 1.8 metre high fencing and 3 metre high hedging to the rear boundary.
- 1.2 Modern two storey detached properties are to the east, west and opposite and the rear gardens of properties in Avenue Road are to the rear. The area is of medium density with modern two storey detached, link detached and semi-detached properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension, first floor front extension, garage conversion and fenestration alterations.

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

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Reference Proposed Ground Floor Extension Side Elevation (WEST) Plan Number 24439/5 I object to having a side access door positioned in a space with a boundary width of approximately 31". I also object to having a window to a toilet located there. My complaint concerns the following: noise, smells, and loss of privacy accessing my west access the rear of my property. Also the width of the boundary pavement is approximately 31 inches which in my opinion is not wide enough to accommodate a door with accompanying traffic and storage of wheelie bins. (Currently my East access to my property is not private due to number 31's ground floor East Wall having a lounge and kitchen window on the ground floor and a bathroom window on the first floor.) I have looked at all eight drawings on the website and this is my only objection.	This element of the works can be carried out under the provisions of permitted development. See section 7.
I am at a loss but first thank you for consulting me. I understood that this	Noted.

consultation was about the proposed building work at No:33 Island Close. Having read the comments of the occupant of No: 32 I am at a total loss to understand what relevance the windows etc of No: 31 has to this consultation. or have I missed something?	
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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.

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

7.3 The first floor front extension and garage conversion elements of the scheme would be visible from the public realm, extending part of the front elevation at first floor by a depth of 1.8 metres to be flush with the front ground floor elevation. The height will be set down 1 metre from the existing ridge, maintaining the 12 metre distance to the highway. The garage door will be replaced by a window. It is therefore considered there would be minimal impact on the existing streetscene.

7.4 The rear element of the scheme is to demolish the existing conservatory and replace it with a single storey rear extension extending across the rear of the property back section of the garage and infill the remaining small area adjacent to the kitchen. The development, would result in a modest increase to the original footprint and volume of the property and it is considered that this can be adequately accommodated within the extent of the site.

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 The first floor front extension is of a modest size and set in a minimum of 3 metres from the side boundaries and 12 metres from the front boundary. There are no side windows and it is therefore judged there would be no adverse impact on the neighbouring properties.

7.7 Following concerns raised, the neighbour to the west at number 32 Island Close was visited by the Case Officer. Regarding the issue of loss of privacy to the side access of this property, it was confirmed a fence could be erected to a height of 2 metres without planning permission which would mitigate the concern raised. However, it is noted this

element of the development does not require the benefit of planning permission.

- 7.8 The single storey rear extension is of a modest height incorporating three roof lanterns and the depth is 0.3 metres over what could be constructed within the realms of permitted development. The siting of the proposed extension could be considered to lead to a loss of light to the neighbouring properties to the east and west. A 45 degree angle test indicates that the extension would fall marginally within the overshadowing zone of the ground floor windows of both these properties. However there is extensive screening to the side boundaries of the application site and it is considered that any degree of impact is not considered so great as to constitute a defensible reason for refusal.
- 7.9 There are no windows in the side elevations of the rear extension and it is to replace the existing conservatory which is predominantly glazed. Consequently the scheme will not result in any additional overlooking of the neighbouring properties. Although there are bi-fold doors in the rear elevation of the extension, the properties to the south are deemed to be a sufficient distance away, beyond mature hedge screening, for any impact to be negligible.
- 7.10 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).

(iv) Parking

- 7.11 Whilst there is no increase in the number of bedrooms at the property, which is currently four, the garage conversion would result in the loss of one parking space. Subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan was not submitted with the application, therefore a condition is recommended for three parking spaces to be provided at the property.

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/18/00247 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 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 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 2012.

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

Drg no. 24439/1	Existing floor plans
Drg no. 24439/2	Proposed ground floor plan
Drg no. 24439/3	Proposed first floor plan
Drg no. 24439/4	Existing elevations plan
Drg no. 24439/5	Proposed elevations plan
Drg no. 24439/6	Proposed sections plan
Drg no. 24439/7	Site and block plan

Reason: - To ensure provision of a satisfactory development.