
Site Address: 32 North Shore Road, Hayling Island, PO11 0HN
Proposal: Single storey front roof extension, first floor side and rear extension, cladding and render to elevations, revised fenestration and alterations to driveway
Application No: APP/18/00576 Expiry Date: 31/07/2018
Applicant: Mr & Mrs Rawlinson
Agent: Mr M Farrer Case Officer: Bee Crawford
 MF Designs Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and integral garage. It has a brown tiled pitched roof and elevations of red multibrick, tile hanging and weather board. The site is level with gated vehicular access leading to an area of tarmac, grass and shrubs with a 1.8 metre high hedge to the south, a 1 metre high fence to the north and a 1.2 metre high fence to the front. The rear garden is mainly laid to lawn with an area of decking and shrubs and is enclosed by fencing ranging in height from 1.6 metres to 1.8 metres.
- 1.2 Detached chalet style dwellings are to the north and south, a two storey detached property is opposite and agricultural land is to the rear. The area is of low to medium density with detached two storey and chalet style dwellings and bungalows of similar and individual age, style and design.

2 Planning History

APP/12/00624 - Two storey front porch/entrance, garage conversion and rear first floor extension, permitted 13/08/2012.
APP/17/00870 - Single storey front and rear extension, first floor side and rear extension; cladding and render to elevations and alterations to driveway, permitted 27/10/2017.

3 Proposal

- 3.1 The proposal is for the construction of a single storey front roof extension, first floor side and rear extension, cladding and render to elevations, revised fenestration, garage conversion and alterations to driveway. The scheme is a revision of the development permitted under APP/17/00870, removing the single storey rear element and reducing the length of the front 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

County Ecologist

Given that the amendments to the proposal are relatively minor and would not create any new impacts, I'm happy to let my previous comments stand, see below:

Having reviewed the photos I'm content that the works are not likely to result in issues with protected species. If you are minded to grant permission can I suggest that the following informative note be added to any permission:

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

NB: Informative recommended.

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for any new connection to the public foul and surface water sewers 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/infrastructurecharges>

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

Please note that 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.

Due to changes in legislation that came in to force on 1st 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 303 0119) or www.southernwater.co.uk

NB: Informative recommended.

Highways Engineer, Development Engineer

This application should be determined by the Planning Authority using the Standard Highway Authority guidance.

Langstone Harbour Board

No comment received.

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: 5

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
- (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 proposal would be visible from the public realm, although the property is set back 10 metres from the highway. The single storey front element of the proposal is to provide a mono-pitched roof over the existing porch and front projection and does not extend beyond this elevation. The first floor side/rear extension includes the continuation of the main roofline and extends over the garage and living room with the ridge height of this part of the scheme approximately 0.7 metres below the main roof. It does not project any further than the existing side elevation of the property or the eastern elevation to the rear, and the single storey addition will infill the remaining area to the rear.

7.4 It is considered the proposed extension would result in a cohesive form of development, and together with the introduction of the new cladding, render and replacement windows would update and enhance the external appearance of the property.

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 side/rear extension does not project beyond the side elevation of the property, therefore maintaining the existing distance between the northern elevation of the application site and the southern elevation of the neighbouring property, which is approximately 1.9 metres. Whilst there are two windows at first floor in the proposed northern elevation, the plans indicate they are to serve two en-suites and would be fitted with obscure glazing with the opening 1.7 metres above the finished floor level. There is one small ground floor secondary window in the southern elevation of the neighbouring property, and it is deemed the new windows are unlikely to result in any harmful degree of overlooking to this property.

7.7 Whilst there is a window in the rear elevation of the first floor extension, it is deemed this would not be detrimental as a degree of overlooking already exists from the current first floor rear windows. The extension does not fall within the 45 degree overshadowing zone of the rear elevation of number 34 and the roof is lower than the existing and pitches away from the northern boundary, minimising any perception of

mass. There are no properties beyond the eastern boundary of the site which is in excess of 30 metres away from the rear elevation of the extension.

- 7.8 The single storey front element of the scheme is to provide a new mono-pitched roof over the exiting porch and front projection. It is judged the properties opposite are an adequate distance away for any impact to be negligible.
- 7.9 It is therefore 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, 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.

(iv) Parking

- 7.10 Whilst the proposed garage conversion would result in the loss of one parking space, there will be no increase in the number of bedrooms at the property. Although the conversion does not require planning permission, a parking plan has been provided demonstrating three on site parking spaces as recommended in the Council's adopted parking SPD and it is therefore considered a condition would not be necessary in this instance.

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/18/00576 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 indicated on the submitted forms and hereby approved plans, or 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drg No EX_01A	Existing ground and first floor plans
Drg No EX_02A	Existing elevations plan
Drg No. P_01A	Proposed ground and first floor plans
Drg No. P_02B	Proposed elevations plan
Drg No. P_03A	Location and block plan

Reason: - To ensure provision of a satisfactory development.