
Site Address:	31 St Thomas Avenue, Hayling Island, PO11 0ET		
Proposal:	Single storey front ground floor extension and first floor dormer extension.		
Application No:	APP/18/00727	Expiry Date:	18/09/2018
Applicant:	Mr & Mrs Selley		
Agent:	Mr Murray	Case Officer:	Emma Chisnall
	I J Murray Associates		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 31 is a detached chalet style bungalow situated in a cul de sac within St Thomas Road in Hayling Island. The dwellinghouse is constructed of facing brickwork and a concrete tiles and has an integral garage to the side and hard-surfacing to the front to accommodate a total of two cars onsite. The remaining amenity space to the front is laid as lawn and surrounded with a low brick wall around the curtilage.
- 1.2 The dwellinghouse has an existing tile hung single box dormer to the front with two velux rooflights in the roofspace. A porch is present centrally within the front elevation of No 31.

2 Planning History

08/61424/000 - Extension of existing rear dormer. , UNK,

3 Proposal

- 3.1 Single storey front ground floor extension and first floor dormer extension.

4 Policy Considerations

National Planning Policy Framework 2018

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)

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: 14

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 works proposed to No 31 include an extension to the front in order to provide additional space to the ground floor rooms including an extension to the box dormer in the front roof space to extend the existing bedroom. The works proposed to No 31 shall extend the building line to the front of the dwellinghouse by a modest amount of approximately 0.6m. This shall bring the works slightly forward of the building line of the neighbour to the east. Although this shall alter the building line of No 31, the dwellings within St Thomas Avenue vary in their size and position and therefore there is not a uniform building line. Taking this into consideration alongside the modest forward projection proposed, the impact caused is considered to not be significantly harmful and is considered to be acceptable.

7.4 The works are considered to improve the existing appearance of No 31 creating a linear building line across the front elevation. Although the dormer shall be increased in size both aspects of the proposal are considered to appear in proportion and subservient to No 31 which accords with the Borough Design Guide and is considered to be acceptable.

7.5 The proposed works shall be built in matching materials to that of No 31 which shall ensure that the development looks in keeping to the existing dwellinghouse and not out of place.

- 7.6 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

- 7.7 The works have the potential to impact No 29 St Thomas Avenue, the adjacent dwellinghouse to the east of the site.
- 7.8 The works shall project forward of No 31 and shall increase the east side elevation wall in length which runs parallel to No 29. Although this shall increase the depth of the elevation this shall be by a modest amount of approximately 0.6m which is considered to not significantly alter the existing relationship between the dwellings nor lead to a significant loss of light or create shading as a result. A 2m gap shall be retained between the dwellings which is considered sufficient enough to ensure the outlook from No 29 is not significantly impacted whilst retaining the visual break between the dwellings. Coupled with no objection made by the neighbour the works are considered to result in a limited and acceptable impact.
- 7.9 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).

(iv) Parking

- 7.10 The dwellinghouse is not increasing its amount of bedroom numbers only the space available to them and therefore the existing provision at No 31 is considered satisfactory.

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/18/00727 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:

Design and Access Statement: Received 24.07.2018
Proposed Site, Location and Section Plan: Drawing No A104 V5

Proposed Elevations, Floor Plan and Streetscene Perspective: Drawing No A103 V5

Reason: - To ensure provision of a satisfactory development.

- 3 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.