
Site Address: 97A St Marys Road, Hayling Island, PO11 9DD
Proposal: Rear extension with pitched roof, new cloakroom window on south elevation and replacement roof light on east elevation.
Application No: APP/18/00899 Expiry Date: 12/11/2018
Applicant: Mr & Mrs Ferrier
Agent: Mr W Matthews Case Officer: Karen Wooden
 HDA Projects Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached house with a pitched roof and brick built elevations. To the front of the property is an attached flat roof garage and curtilage parking.
- 1.2 The property is sited to the north west of Mengham Infant School.
- 1.3 St Marys Road is characterised by a mix on detached and semi detached properties of varying ages, styles and designs.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Rear extension with pitched roof, new cloakroom window on south elevation and replacement roof light on east elevation.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received. Although there is a protected tree to the western side of the rear garden, the proposed extension is to be erected approximately 20m from the tree and it is not considered that it would have a negative impact on the tree or its roots.

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: 4

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 proposed extension is to be sited to the rear of the property and will not be readily visible from the public domain. Notwithstanding this, the proposal will be constructed using materials to match the existing property to reduce any visual impact on the character of the area.

7.4 The proposal also includes the replacement of the existing rooflight on the eastern (front) elevation, with two individual rooflights. It is not considered that this element of the proposal would result in significant harm to the visual amenity.

7.5 An additional element of the proposal is to insert a ground floor window to the southern elevation. This window will be visible from the public domain however it is not considered that it would result in significant harm to the visual amenity. Furthermore this window could be inserted under permitted development and therefore would not require planning permission.

- 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 north west of the site is open land, to the south east of the site is Mengham Junior School and to the south west of the site is Harbour Veterinary Group.
- 7.8 The proposed rear extension is sited to the north western side of the host dwelling, along the boundary line with the neighbouring Veterinary business. The plans show the proposed extension is to be wider than the existing extension, however there will be no alteration to the projection. The proposed pitched roof will include three rooflights to south western elevation of the pitched roof. Furthermore the proposal includes the addition of one obscure glazed window to this elevation. It is not considered that any part of the proposal would have a significant impact on the business to the south west in terms of overlooking or overshadowing.
- 7.9 By nature of their siting it is not considered that the addition of the ground floor window, or the alterations to the rooflights would have an adverse impact on the occupiers of the property to the north east (97 St Marys Road). The rear extension is to be sited approximately 1m closer to this neighbouring property, however a separation gap of approximately 7.5m will be retained.
- 7.10 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00899 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:

Block and location plans - 01
Plans as existing - 02
Elevations as existing - 03
Plans as proposed - 04
Elevations as proposed - 05
Perspective views - 06

Reason: - To ensure provision of a satisfactory development.

- 3 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.