

Recommendation: **GRANT PERMISSION**

Winterlake, Yew Tree Road, is a large detached dwelling set within spacious grounds. The boundaries to the site are defined by mature trees and hedging. The southern part of the site is located within flood zone 3, however the existing property and surroundings are located in flood zone 1.

01/61769/001 - Extend existing double garage to create a triple garage.,
PERM,12/11/2001
96/61769/000 - Replace current garage flat roof with a pitched tiled roof,
PERM,28/06/1996

The proposal is for a single storey rear extension; single storey side & rear extension; first floor extension to existing porch; roof alterations and render to elevations.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

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**

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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) Impact on flooding

(i) Principle of development

7.2 The application site is located within the 'non-urban'- area of Hayling Island. The proposal relates to a small scale householder development, and therefore the principle of this development is considered acceptable, subject to it's impact on the character and appearance of the area, which is considered below.

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

7.3 The proposal includes the refurbishment and additions to the existing dwelling. The proposed design is of a contemporary nature using render, timber effect cladding and adding roof alterations. The existing dwelling is currently a standard 1970's style dwelling. It is considered that the proposed design, size, scale and massing of the proposal would not have a significant adverse impact on the character and appearance of the dwelling. In terms of its impact on the wider area, the site is well screened by mature trees and hedging, though glimpses would be achievable through the existing access points. However subject to high quality materials being used, which would be controlled through a condition, 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

- 7.4 The application site has no immediate neighbours. 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). It is noted no letters of objection were received with respect to the scheme.

7.5 (iv) Impact on flooding

As outlined in section 1, the southern part of the application site is located in flood zone 3, however the property and surrounding area of the northern part of the site is located in flood zone 1, as such the principle of the extension and alterations are considered acceptable.

(v) Developer contributions / CIL

- 7.6 The application is CIL liable as it is over 100sqm, the charge would be for £32,491.96 and the relevant forms provided and a draft liability notice sent. The applicant has applied for self-build exemption and therefore there would be no charge.

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/18/00364

(A)

(B) for the following reasons/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:

Winterlake Remodel-existing-v proposed- outline - Block Plan
Winterlake Remodel- proposed east and west elevations
Winterlake Remodel- proposed north and south elevations
Winterlake Remodel - proposed floor plan ground floor
Winterlake Remodel - proposed floor plan first floor
Winterlake Remodel - proposed roof plan

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.