
Site Address:	23 Mengham Avenue, Hayling Island, PO11 9JB		
Proposal:	First floor side extension and undercroft.		
Application No:	APP/18/00456	Expiry Date:	27/06/2018
Applicant:	Mr Redman		
Agent:	Mr P Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Hayling East		
Site Visit Date:	17/05/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a brown tiled pitched and hipped roof and elevations of white painted render. The site is level, with open vehicular access to the front leading to an area of block paving with a 1 metre high wall and shrubs to the north, and a 1 metre wall rising to 1.8 metres to the south. The rear garden is in excess of 28 metres deep, mainly laid to lawn with a patio, areas of shrubs and a shed. It is enclosed to all boundaries with 1.8 metre high walls and fencing.
- 1.2 The adjoining two storey semi-detached property is to the north, a modern two storey detached property is to the south, a two storey detached property lies opposite and the rear gardens of properties in Bound Lane are to the east (rear). The area is of medium density with a mixture of detached and semi-detached two storey properties, chalet dwellings and bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a first floor side extension and undercroft.

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**

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I have no objection to these plans and I would very much like to wish the Redmans all the very best of luck with them. I also notice a fairly high children's play structure at the rear of their garden that's recently been erected and which probably needs planning permission. Once again, I have no objection to this as it's height is not overly visible from our rear garden. However, I am concerned about the appearance of some large waste items which have been placed recently above their rear garden shed and which are highly visible from our rear garden. I would therefore like to ask the Redmans if they could kindly relocate this eyesore. I certainly would not wish additional waste items placed there as a result of this PA. Thanks in advance.	The current application is for a first floor side extension and undercroft. This is not a planning issue and would need to be resolved with the applicant and their neighbour.

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 proposal is for a first floor side extension with an undercroft parking area and would be visible from the public realm, with the property situated approximately 7.5 metres from the highway. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be set back from the building line, have a lower ridge height and should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.
- 7.4 Although the extension follows the line of the existing front elevation of the property, at 6 metres it does not extend the whole depth of the property and is 1.85 metres from the rear elevation of the property and 0.7 metres below the existing ridge. Whilst the extension is close to the southern boundary, there is a distance of approximately 1 metre to the northern elevation of the property at number 23a with the greater part of the scheme at first floor. The addition is judged to be subservient by virtue of the proposed width.
- 7.5 The original scheme was to clad the elevations of the extension, however amended plans were received on 25 June 2018 to omit the cladding and render the proposed elevations to match the existing property. 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 There are no side windows in the proposed extension which is to the southern side of the property and although there is a new window in the rear elevation at first floor, it is of a modest size and set back from the rear elevation of the dwelling by 1.85 metres. Consequently it is deemed it would not result in any additional unacceptable overlooking of the neighbouring property.
- 7.7 The extension would reduce the distance between the neighbouring property at number 23a Mengham Avenue. However the main part of the extension is at first floor level and there are no windows at first floor in the northern elevation of the neighbouring property. Furthermore, the roof is hipped and pitches away from this property, which would reduce any perception of mass.
- 7.8 The northern elevation of the neighbouring property is approximately 1 metre from the shared boundary and there are two obscurely glazed windows at ground floor in the northern elevation. However, the nature of the development would result in three brick piers at ground floor and it is judged any resulting impact on these windows would not constitute a defensible reason for refusal. It is noted no letter of objection was submitted by the occupier of this property.
- 7.9 It is judged the property to the north would not be adversely affected by the development and the properties opposite and to the rear are considered to be a sufficient distance away 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 The number of bedrooms will increase from three to four, hence there would be a requirement for three on site parking spaces. However, it is considered there is existing sufficient parking on the site, therefore 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00456 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 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:
Location plan and block plan
Existing ground floor plan
Existing first floor plan
Existing elevations plan
Proposed ground floor plan
Proposed first floor plan
Proposed elevations plan - amended plan received 25/06/18 to omit cladding
Proposed section plan
Reason: - To ensure provision of a satisfactory development.