
Site Address:	34 Itchenor Road, Hayling Island, PO11 9SN		
Proposal:	Single storey rear/side addition.		
Application No:	APP/17/01192	Expiry Date:	03/01/2018
Applicant:	Mr MacPherson		
Agent:	Mr P Walker	Case Officer:	Emma Chisnall
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 34 Itchenor Road is a two storey link detached dwellinghouse situated in Hayling Island within Flood Zone 3. The dwellinghouse is situated on level ground and is constructed of facing brickwork and concrete tiles with a modest amenity space to the front which is open to Itchenor Road and laid as hard-surfacing. To the rear the amenity space is laid as lawn and surrounded by a timber fencing approximately 1.8m high. The dwellinghouse has a provision for parking three cars onsite including the attached garage which is to the north of the application site.

2 Planning History

APP/17/01163 - Prior notification for single storey development extending 5.95 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.2 metres and a maximum height of 4 metres., UNK,

3 Proposal

- 3.1 Single storey rear/side addition.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

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

5.1 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: 1

Comment	Officer Comment
Support from No 36 Itchenor Road: This email is to confirm that I am happy with the issues that you have raised regarding the light restrictions being created by the house extension and the pitched roof.	Comments shall be addressed in section 7 of the report.

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) Flooding

(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 34 shall be mostly hidden from the public realm due to their position to the rear of the dwellinghouse and behind the existing garage to the side therefore retaining the existing character and appearance of No 34 and Itchenor Road. Although the roof pitch would be viewable this is set sufficiently away from the highway and back from the front elevation of No 34 so as not to appear obtrusive from the streetscene.

7.4 Following a site visit it was noted that the neighbouring dwelling No 32 has a similar extension to that proposed at No 34 and therefore the works are considered to not look out of place and from using matching materials for the proposed development to that of No 34 the works are considered to look in keeping to the existing dwellinghouse.

- 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 neighbouring dwellings that have the potential to be impacted are No 36 and No 32 Itchenor Road. No 32 is the dwellinghouse to the south and has carried out a similar wrap around extension to that proposed at No 34 therefore the works shall mostly be in line with each other and are considered to not cause over-shadowing, shadowing nor a loss of light. No windows in either side elevations would maintain privacy levels between the dwellings and therefore on balance the works are considered to be acceptable. No objection has been made by this neighbour.
- 7.7 No 36 is the neighbouring dwelling to the north and as such has the potential to have light levels reaching the single kitchen window in the rear elevation significantly impacted due to the position of the works up to the shared boundary line. A site visit has been made to this neighbour to assess this impact and although the works go against guidance stipulated in the Borough Design Guide for acceptable development it has been confirmed by the owner of No 36 that they wish to carry out a similar development to their own home and have submitted a letter to the Local Planning Authority confirming their support of the development at No 34. Attempts have been made to alter the pitched roof to that of a flat one in order to reduce the impact caused but the agent has been unwilling to consider this alteration. Therefore due to the acknowledgement of No 36 and written support of the impact that shall be caused to the kitchen the works would not warrant a refusal of the planning permission.

(iv) Flooding

- 7.8 The application site falls into flood zone 3 which is the highest most at risk of flooding category. As such, a Flood Risk Assessment form has been completed as part of the application which confirms that the works shall have floor levels set no lower than existing level and that flood proofing shall be incorporated into the development where appropriate. Based on the modest size of the extension and that the works do not significantly alter the existing footprint of the dwellinghouse coupled with the additional measures outlined in the FRA the concern is considered to be sufficiently addressed and considered to be acceptable.

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/17/01192 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:

Proposed Site and Location Plan: Drawing Reference O1529125

Proposed Block Plan: Drawing Reference OI1176017

Proposed Ground Floor Plan: Received 27.10.2017

Proposed Elevations Plan: Received 27.10.2017

Ground and First Floor Section Drawing Plan: Received 27.10.2017

Ground Floor Section Drawing Plan: Received 27.10.2017

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.