
Site Address: 32 North Shore Road, Hayling Island, PO11 0HN
Proposal: Single storey front and rear extension, first floor side and rear extension; cladding and render to elevations and alterations to driveway.
Application No: APP/17/00870 Expiry Date: 01/12/2017
Applicant: Mr & Mrs Rawlinson
Agent: Mr Farrer Case Officer: Bee Crawford
 MF Designs Ltd
Ward: Hayling West
Site Visit Date: 21/08/2017

Recommendation: **GRANT PERMISSION**

1. 1 Site Description

- 1.1 The application site is a modern two storey detached property and integral garage. It has a brown tiled pitched roof and elevations of red multibrick, tile hanging and weather board. The site is level with gated vehicular access leading to an area of tarmac, grass and shrubs with a 1.8 metre high hedge to the south, a 1 metre high fence to the north and a 1.2 metre high fence to the front. The rear garden is mainly laid to lawn with an area of decking and shrubs and is enclosed by fencing ranging in height from 1.6 metres to 1.8 metres.
- 1.2 Detached chalet style dwellings are to the north and south, a two storey detached property is opposite and agricultural land is to the rear. The area is of low to medium density with detached two storey and chalet style dwellings and bungalows of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of single storey front and rear extensions, first floor side and rear extension; cladding and render to elevations and alterations to driveway.

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

County Ecologist

Following the submission of further information, subsequent comments were received: Having reviewed the photos I'm content that the works are not likely to result in issues with protected species. If you are minded to grant permission can I suggest that the following informative note be added to any permission:

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

NB: Informative recommended.

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: 3

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 proposal would be visible from the public realm, although the property is set back 10 metres from the highway. The single storey front element of the proposal is to infill

the area between the front elevation of the property and the front projection of the existing garage and does not extend beyond this elevation. The first floor side/rear extension includes the continuation of the main roofline and extends over the garage and living room with the ridge height of this part of the scheme approximately 0.7 metres below the main roof. It does not project any further than the existing side elevation of the property or the eastern elevation to the rear, and the single storey addition will infill the remaining area to the rear.

- 7.4 It is considered the proposed extension would result in a cohesive form of development, and together with the introduction of the new cladding, render and replacement windows would update and enhance the external appearance of the property.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged 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 which is diverse in nature.

(iii) Effect on neighbouring properties

- 7.6 The first floor side/rear extension does not project beyond the side elevation of the property, therefore maintaining the existing distance between the northern elevation of the application site and the southern elevation of the neighbouring property, which is approximately 1.9 metres. Whilst there are two windows at first floor in the proposed northern elevation, the plans indicate they are to serve two en-suites and would be fitted with obscure glazing. There is one small ground floor secondary window in the southern elevation of the neighbouring property, and it is deemed the new windows are unlikely to result in any harmful degree of overlooking to this property.
- 7.7 Whilst there is a window in the rear elevation of the first floor extension, it is deemed this would not be detrimental as a degree of overlooking already exists from the current first floor rear windows. The extension does not fall within the 45 degree overshadowing zone of the rear elevation of number 34 and the roof is lower than the existing and pitches away from the northern boundary, minimising any perception of mass.
- 7.8 The single storey rear extension is modest in depth and height and has no windows in the southern elevation. It does not project beyond the southern elevation of the property, maintaining the 3 metre distance to the shared boundary with number 30. There are no properties beyond the eastern boundary of the site which is in excess of 30 metres away from the rear elevation of the extension.
- 7.9 The single storey front extension is shallow in depth and will come in line with the existing garage projection, regularising the front of the property. It is judged the properties opposite are an adequate distance away for any impact to be negligible.
- 7.10 It is therefore 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, 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.

(iv) Parking

- 7.11 Whilst the proposed garage conversion would result in the loss of one parking space, there will be no increase in the number of bedrooms at the property. Although the conversion does not require planning permission, a parking plan has been provided

demonstrating three on site parking spaces as recommended in the Council's adopted parking SPD and it is therefore considered 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/17/00870 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 be as stated under Section 11 (Materials) of the application form.
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:

Drg No EX_02A Existing ground and first floor plans
Drg No EX_02A Existing elevations plan
Drg No. P_01 Proposed ground and first floor plans
Drg No. P_02A Proposed elevations plan
Drg No. P_03 Location and block plan

Reason: - To ensure provision of a satisfactory development.