
Site Address:	26 Havant Road, Hayling Island, PO11 0PX		
Proposal:	Proposed single storey front extension. (Revised application)		
Application No:	APP/17/00190	Expiry Date:	17/04/2017
Applicant:	Mr Norgate		
Agent:	Mr P Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling and detached garage. It has a brown tiled pitched roof and flat roofed side dormers and elevations of red multibrick, white painted brickwork and cladding. The site is level with open vehicular access to the front leading to an area of tarmac, grass and shrubs. There is 1 metre high fencing to the front and northern boundaries and shrubs to the southern boundary.
- 1.2 There is a detached chalet dwelling to the north, a detached chalet dwelling to the south, set forward of the application site and a field lies opposite. The area is of low density with detached chalet style properties of similar and different ages, style and design.

2 Planning History

APP/15/01019 - Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.7 metres and a maximum height of 3 metres, GPDC 23/10/2015.
APP/16/01180 - Proposed front extension to include extension of roof above, refused 05/01/2017.

3 Proposal

- 3.1 The proposal is for the construction of a single storey front extension. (Revised application). It is noted the plans show a single storey side extension, although this does not form part of the application as it falls within the realms of permitted development.

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

AL3 (Town, District and Local Centres)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

If the application is to be approved a condition is required for the provision of tree protection fencing to the edge of the hard surfacing surrounding the tree.

Southern Water

- No future works parallel to the sewer within 500mm (in plan).
- No new soakaways should be located within 5 metres of a public sewer.
- No new tree planting should be located within 3 metres either side of the centreline of the public sewer

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

‘A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
As the occupier and owner of 24 Havant Road, I am concerned about my neighbour's proposed extension. Although this is an amended application, my kitchen will still be subject to a loss of daylight. The two metre extension to 26 Havant Road will line up halfway along my last kitchen window. The pitched roof which is positioned half way up the first storey will also exclude light from my kitchen. As explained before, the windows are north facing so there will not just be a loss of light, but also heat from the sun. For a considerable amount of time each day I am working in the kitchen. I suffer from macular degeneration. The loss of daylight will impact not only on my ability to see clearly what I am doing, but also on my sense of wellbeing.	See section 7. See section 7. See section 7.
I'm writing on behalf of my mother Mrs S K Taylor who lives at 24 Havant Road, Hayling Island. You should have received a letter from her dated 6 March in regards to APP/17/00190 for which the deadline to respond was 17 March 2017. In regards to the amended plans, it seems that there is a compromise on the left side of the 26 Havant Road where the bedroom will be. However on the right side, the two metre extension remains the same, and there is still the concern about the exclusion of daylight to the kitchen of 24 Havant Road.	The amended plans received 22 March have been revised so the single storey side extension can be built within the realms of permitted development. See section 7.

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 situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

7.3 The proposed single storey front extension would be visible from the public realm, although it will be set back approximately 18 metres from the highway and would result in a modest addition to the property. The scheme is a revision to a previously refused application and the design and appearance of the proposal is deemed appropriate in context to the main building. It 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 is situated in a row of a series of detached chalet style dwellings bungalows of a similar design with a varied building line. The property to the south is situated forward of number 26 and there is a distance of approximately 5 metres between the properties. Although there are primary windows in the northern elevation of number 24 both at ground and first floor, the 2 metre depth of the proposal is 2.3 metres less than the previous proposal and 2.7 metres lower in height, with the roof pitching away from the property boundaries.

7.5 Third party concerns have been raised with respect to the loss of light to the two westernmost windows of the kitchen at number 24 Havant Road. There is a distance of approximately 5 metres between the southern elevation of number 26 Havant Road and the northern elevation of number 24 Havant Road and there is currently limited hedging between the two properties. It is noted a 2 metre high fence or wall could be constructed along the majority of the boundary without planning permission. There are no windows in the side elevations of the proposal and whilst it is acknowledged there will be an impact on this property, the extension does not project across the whole width of the westernmost neighbouring kitchen window and it is not considered so great as to warrant a defensible reason for refusal.

7.6 The property to the north is in excess of 9 metres away from number 26 and it is considered any impact would be negligible. 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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/17/00190 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 not commence until a tree protection plan, demonstrating how the trees on site will be protected during the construction phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved plans.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 20 February 2017

Site location plan
Existing ground floor plan
Existing elevations plan
Proposed section plan

Amended plans received 22 March 2017

Proposed block plan
Proposed ground floor plan
Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.