
Site Address:	107 Kings Road, Hayling Island, PO11 0PE		
Proposal:	Single storey side and front extension.		
Application No:	APP/17/00629	Expiry Date:	08/08/2017
Applicant:	Mr Marston		
Agent:	Mr Walker	Case Officer:	Karen Wooden
	ISLAND DESIGN		
Ward:	Hayling East		
Site Visit Date:	18/07/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached dwellinghouse of conventional brick and tile construction. The property features a single storey element to the west elevation, linked to a similar single storey element attached to the adjacent dwelling. The property benefits from a front hardstand for the parking of several vehicles and a spacious rear garden backing onto playing fields.
- 1.2 To the east (105 Kings Road), is the attached other half of the semi-detached pair, similar in design and appearance to the application site. This neighbouring property has previously constructed a two storey extension to the eastern side, and a single storey extension to the front.
- 1.3 Kings Road is a residential road located within Mengham, Hayling Island. The road is characterised by properties. The properties are set back from the front of the plot and several of the front garden areas contain hard standings to provide off road parking.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Single storey side and front extension to provide ancillary accommodation to the main dwellinghouse.

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)
DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for this application.

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 issues

- (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 proposed extension would replace an existing single storey side store and car port. While the proposed extension would be approximately 0.65m taller than the existing and 2.2m further forward toward the highway (2.7m to bay window), a front garden of approximately 5m will remain between the extension and the public domain.

- 7.4 The adjoining property to the east (105 Kings Road) has a two storey extension to the side and a single storey extension to the front. The front extension the subject of this application is to be of a similar design to that of No. 105, and the materials to be used will be of similar appearance to those of the existing dwellinghouse, and therefore the extensions are considered unlikely to appear unduly prominent or out of keeping with the streetscene.

- 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 proposed extension will be sited on the western elevation of the dwellinghouse, and is therefore considered not to have a negative impact on the occupiers of the dwelling to

the east.

- 7.7 There is a separation gap exceeding 22m between the extension and the closest property to the north and it is therefore considered that there will be no impact on the amenity of the residents of this property.
- 7.8 A garden length of 32m will be retained, and the rear garden adjoins a playing field to the south.
- 7.9 The property to the west (109 Kings Road) currently benefits from a single storey side extension. The extension proposed by this application will extend a further 4.5m from the rear wall of the host dwelling, with a height of 2.8m, and whilst it is acknowledged that it will have an impact on the outlook of No. 107 Kings Road, it is not considered unreasonable, no windows are to be inserted into the western elevation, and will provide some additional privacy to the rear garden space of No. 107
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking issues

- 7.11 The front of the property is defined by hardsurfacing, and can provide off road parking for three spaces. It is therefore considered that the amount of off road parking available is adequate for the main dwelling and extensions.

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/17/00629 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:

Site/location plan - received 13.06.17
Proposed elevations - received 13.06.17
Proposed ground floor plan - received 13.06.17
Existing ground floor plan - received 13.06.17

Existing elevations - received 13.06.17

Section drawing - received 13.06.17

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.

- 4 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.