
Site Address:	27 St Marys Road, Hayling Island, PO11 9DB		
Proposal:	Proposed single storey front and side infill extension.		
Application No:	APP/17/00991	Expiry Date:	16/11/2017
Applicant:	Mr and Ms Rowley and Black		
Agent:	Mrs Parker	Case Officer:	Emma Chisnall
	Bespoke Architects		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 27 St Mary's Road is a modestly sized two storey detached dwellinghouse which is situated on level ground and is constructed of white render and slate tiles. In the past the dwellinghouse has been extended to the east side and rear elevation at ground floor only and has built a detached guest room within the west curtilage of the application site. Due to these additions of development the application site is restricted in size to the sides and has a limited front and rear amenity space available.
- 1.2 No 27 has a parking provision to the front of the dwellinghouse which is hard-surfaced to accommodate two cars. There is no curtilage boundary to the front in order to permit access in and out of the site. To the rear the amenity space is modest in size and is a mixture of lawn, gravel and decking with a curtilage boundary to the rear constructed of a mixture of 2m timber fencing and 2m brick wall.

2 Planning History

90/53978/003 - Erection of detached garage to rear, PERM,
00/53978/008 - Refurbishment of existing annexe, single storey extension to rear and side to connect to existing garage, PERM, 11/08/2000
99/53978/007 - Demolition of existing annexe and construction of single storey annexe attached to garage to provide separate living accommodation, WD, 20/12/1999
94/53978/005 - Ground floor side and rear extension, PERM,

3 Proposal

Proposed single storey front and side infill extension.

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
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

Countryside Access Team

No adverse comment

Open Space Society

No adverse comment

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: 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

(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 27 shall be for an infill development between the existing dwellinghouse and the guest room to the west of the application site. Although the dwellinghouse has been developed significantly in the past the proposed infill extension is considered to be modest in size at single storey in height and shall be set in from the front and rear elevations in order to create a subservient appearance on No 27. Due to this it is considered that permitting a development of this design and size would not lead to a significant over-development of the site that would warrant a refusal of planning permission.

7.4 Materials are proposed to match that of the existing dwelling which would ensure that the works look in keeping to No 27 and not out of place.

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 Due to the position of the infill extension the front and rear amenity space available to No 27 is not significantly impacted and shall leave a limited but acceptable amount of amenity space to the existing and future occupiers of the dwellinghouse.
- 7.7 As the proposed development shall be centrally positioned between the main dwellinghouse and guest room the works are considered to have a negligible impact on the adjacent neighbouring dwellings and as such is considered to result in an acceptable impact. The neighbouring dwellings to the rear and opposite No 27 are considered to be set sufficiently away from the works by St Mary's Road to the front and that to the rear there is significant screening in place via the mixture of 2m timber fencing and wall which would ensure the works do not create a significant adverse impact.
- 7.8 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.

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/17/00991 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:
Parking Layout Plan: Drawing No P04
Proposed Ground Floor Plan: Drawing No P01A
Site and Location Plan: Drawing No P03
Proposed Elevations Plan: Drawing No P02
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.