
Site Address:	3 North Shore Road, Hayling Island, PO11 0HL		
Proposal:	Single storey front extension with roof lantern.		
Application No:	APP/17/01022	Expiry Date:	10/11/2017
Applicant:	Ms Haines		
Agent:	Mr P Walker	Case Officer:	Harriet Pitney
	Island Design		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached residential bungalow (with additional living accommodation in the roof), located on the western side of North Shore Road comprising rendered elevations with a tiled pitched roof.

The property benefits from open vehicular access to the block paved front driveway which provides adequate offroad parking provision as well as access to the single storey attached garage positioned to the south of the main dwelling. The front boundary to the property is defined by a brick boundary wall which is approximately 1 metre in height.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a varying age, style and design.

2 Planning History

09/73888/000 - Alterations to roof to raise ridge, build up gable ends and construct front and rear dormers., PERM,17/09/2009

3 Proposal

This application is for a single storey extension to the front of 3 North Shore Road, incorporating a roof lantern.

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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Langstone Harbour Board

No comments received.

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: 0

Summary: No representations received.

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 to be acceptable in principle subject to development management criteria.

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

7.3 Whilst it is acknowledged that the proposed extension would be readily visible from the public realm by virtue of its position to the front of the main dwelling, it is important to acknowledge that the extension would be set back from the main highway by approximately 9 metres thus reducing its visual prominence on the main streetscene.

7.4 The existing single storey attached garage currently extends beyond the principal elevation of the main dwellinghouse and the property has also been extended previously to the front (to the northern side of the main dwelling) which has resulted in a staggered principal elevation. As such, the proposed extension subject of this application would seek to "infill" the area between the existing single storey garage and previous front extension which would be considered a positive improvement which would unify the front elevation.

7.5 On this basis, it is considered that the design and appearance of the proposal is deemed appropriate in context with the main dwellinghouse and respects the existing built form. The proposed extension is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

- 7.6 It is not considered that the scheme would result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 As the proposed extension seeks to infill the area between the existing single storey garage and previous front extension, it is important to acknowledge that the development proposed would not extend beyond the existing built form.
- 7.8 The extension proposes a flat roof with a small pitched element to the front which also extends across the existing garage and would result in a marginal increase in height. It is important to acknowledge that the adjacent neighbouring property (No.1 North Shore Road) is set lower than the application site and as a result the alteration to this aspect of the garage would not result in any impact on this neighbour as the development would be positioned adjacent to the northern elevation of the adjacent neighbours roof which does not benefit from any windows. Furthermore, the current boundary treatment which separates No.1 & No.3 North Shore Road comprises a timber close boarded fence (which is approximately 2 metres in height) which does provide an element of screening from this property.
- 7.9 The proposed extension would result in no additional impact on the other adjacent neighbouring property (No. 5 North Shore Road) as the proposed extension does not extend beyond the existing front extension.
- 7.10 The extension would also be sited a sufficient distance away from the residential properties to the east by virtue of the set back from the main highway, including the separation of the highway itself.
- 7.11 Consequently, it is considered that the proposal is unlikely to appear overbearing, result in any additional overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite. The proposed development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is noted that no letters of objection were received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, and character and appearance of the area, 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/17/01022 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 be carried out in accordance with the following approved plans:

Site location plan and block plan- received 15th September 2017
Existing ground floor plan- received 15th September 2017
Existing elevations- received 15th September 2017
Proposed ground floor plan- received 15th September 2017
Proposed elevations- received 15th September 2017
Section drawing- received 15th September 2017

Reason: - To ensure provision of a satisfactory development.