
Site Address:	5 Sandy Point Road, Hayling Island, PO11 9RP		
Proposal:	Single storey front extension with alterations to existing roof.		
Application No:	APP/17/01040	Expiry Date:	17/11/2017
Applicant:	Mr Kingham		
Agent:	Mr P Walker	Case Officer:	Harriet Pitney
	Island Design		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is situated on the northern side of Sandy Point Road and is within the defined urban boundary and a flood zone 1 area.

The property is a single storey dwelling with open vehicular access to the hard surfaced front driveway which provides adequate offroad parking provision to the front of the site. The property comprises elevations of brick construction with a tiled pitched roof.

The front boundary of the site is defined by a brick boundary wall which is approximately 1.8 metres in height with an established hedgerow behind it which screens the property from the public realm. Access into the property is obtained via a secure double iron gate.

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

2 Planning History

90/50601/002 - Replace existing bungalow with 4x1 bedroom apartments.,
PERM,19/03/1990

90/50601/003 - Replace existing bungalow with 4 x 2 bedroom flats
(variation to previous approval No. 90/50601/2)., REF,11/12/1990

96/50601/007 - Single storey rear extension, PERM,21/10/1996

95/50601/005 - Single storey side extension with pitched roof over, PERM,

89/50601/001 - Demolish bungalow and replace with 4 x 1-bedroom flats,
UNK,14/12/1989

APP/13/00768 - Single storey rear extension., PERM,30/09/2013

3 Proposal

This application is for the erection of a single storey extension to the front of 5 Sandy Point Road comprising alterations to the existing roof.

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 5

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 The front (southern) boundary of the application site is defined by a brick wall which is approximately 1.8 metres in height with railing inserts and an established hedgerow planted immediately adjacent. The western boundary of the site is similarly defined by an established hedgerow and a timber close boarded fence which is approximately 1.5 metre in height. On this basis, the proposed extension to the front would not be readily visible from the public realm by virtue of the existing boundary screening and as such

would have a very limited impact on the character and appearance of the area.

- 7.4 Notwithstanding the above, it is considered that the design and appearance of the proposed extension is deemed appropriate in context with the main dwellinghouse and respects the existing built form. The proposed development is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in any adverse impact on the visual amenity of Sandy Point Road or the wider area.

(iii) Effect on neighbouring properties

- 7.5 Due to the position of the proposed extension (to the western side of the main dwelling), the only property likely to be affected by the proposed development would be the adjacent neighbour to the west (No. 3 Sandy Point Road).
- 7.6 The western boundary which currently separates No.3 & 5 Sandy Point Road is currently defined by a timber close boarded fence (which is approximately 1.5 metres in height) with an established hedgerow which would adequately screen the proposed extension from the neighbouring property. It is also important to acknowledge that the roof of No.3 Sandy Point Road is significantly higher than the application site with no windows within the existing roof slope.
- 7.7 On this basis, it is not considered that the proposed extension to the front would result in any additional loss of light, privacy, outlook or appear overbearing to No.3 Sandy Point Road. The proposed development is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.8 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, together with the 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/17/01040 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 and block plan- received 22nd September 2017
Existing floor plan- received 22nd September 2017
Existing elevations- received 22nd September 2017
Proposed floor plan- received 22nd September 2017
Proposed elevations- received 22nd September 2017
Section drawing- received 22nd September 2017
Reason: - To ensure provision of a satisfactory development.