
Site Address:	3 Rook Farm Way, Hayling Island, PO11 9DF		
Proposal:	Two storey rear extension.		
Application No:	APP/17/00951	Expiry Date:	27/10/2017
Applicant:	Mr Windebank		
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 link-detached, two storey, residential property located on the southern side of Rook Farm Way comprising elevations of brick construction with a tiled pitched roof.

The property benefits from open vehicular access to a hard surfaced front driveway which provides offroad parking provision for 1 vehicle as well as access to the single storey attached garage which provides offroad parking for a further vehicle.

The rear garden of the application site is primarily laid to lawn and is enclosed by a close boarded timber fence which is approximately 1.8 metres in height.

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

2 Planning History

None

3 Proposal

This application is for a two storey extension to the rear of 3 Rook Farm Way.

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)

Havant Borough Local Plan (Allocations) July 2014

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: 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
- (iv) Parking

(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 the proposed two storey extension would be positioned to the rear of the application site, due to the orientation of the plot, the development would be readily visible from the streetscene of Rook Farm Way and particularly the properties located to the rear of the site (to the South/West corner of Rook Farm Way).

7.4 Notwithstanding the above, the proposed extension has been designed to essentially infill the area between the existing two storey projection and the link detached single storey garage. It is important to acknowledge that the proposed extension would not extend further forward of the existing two storey projection which forms the rear wall of the original dwelling. The extension has also been designed so that it is clearly subservient and reflects the character and appearance of the existing two storey projection to unify the rear elevation.

7.5 On this basis, the design and appearance of the proposal is deemed to be appropriate when considered in context with the main dwellinghouse and one which respects the existing built form and character and appearance of the area. The proposal is therefore considered to meet 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 the surrounding locality.

(iii) Effect on neighbouring properties

- 7.6 Due to the orientation of the application site, the neighbouring property most likely to be affected by the proposed two storey extension would be the neighbouring property to the rear (No.5 Rook Farm Way). Whilst it is acknowledged that the two storey extension proposed would create an element of additional overlooking to this neighbour by virtue of the additional windows proposed, it must be acknowledged that the extension would not extend further forward of the existing two storey projection which also benefits from windows both at ground and first floor level which share a similar impact.
- 7.7 It is noted that the neighbouring property to the rear does not benefit from any windows within the side (north) elevation, at first floor level, of their property and furthermore, the extension would be set back from the shared boundary with this property by approximately 6.5 metres. On this basis, the additional overlooking from the windows proposed within the two storey extension (which would overlook the front driveway of this property) are not considered to result in any significant loss of privacy which would detrimentally impact the neighbouring amenity of this property or justify a reason for refusal.
- 7.8 The proposed extension would be separated from the adjacent neighbouring property (No.1 Rook Farm Way) by approximately 5.5 metres. This separation distance includes the two single storey garages which form a link between the two properties. Due to the angled orientation of the two properties, it is not considered that the two storey extension proposed would result in any loss of light, privacy, outlook or appear overbearing to this property.
- 7.9 The proposed extension would be sited a sufficient distance away from all other surrounding residential properties so as to not result in any harmful impact on neighbour amenity consequently it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site and to the rear. The development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.10 It is important to acknowledge that no letters of representation have been received in relation to this application.

(iv) Parking

- 7.11 The application site currently benefits from four bedrooms, with two off-road parking spaces (one within the existing garage and the other to the front driveway associated with the property). In order to meet the requirements of Havant Borough Council's Adopted Parking Standards, the property would require three off-road parking spaces in order to accommodate the four bedrooms.
- 7.12 Currently, the property does not meet this requirement and can therefore not be considered compliant with the Adopted Parking Standards. However, whilst it is acknowledged that there is a minor shortfall in parking, the proposed extension is not seeking to increase the number of bedrooms at the property. On this basis, taking into account that the current impact would not worsen as a result of the extension, it is not considered that the one extra space required to meet the standards would justify a reason for refusal alone.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have 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/17/00951 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 30th August 2017
Existing ground floor plan- received 30th August 2017
Existing first floor plan- received 30th August 2017
Existing elevations plan- received 30th August 2017
Proposed ground floor plan- received 30th August 2017
Proposed first floor plan- received 30th August 2017
Proposed elevations- received 30th August 2017
Section drawing (rear perspective)- received 30th August 2017
Section drawing (side perspective)- received 30th August 2017

Reason: - To ensure provision of a satisfactory development.