
Site Address:	36 Fernhurst Close, Hayling Island, PO11 0DT		
Proposal:	Erection of two storey side extension.		
Application No:	APP/17/01100	Expiry Date:	06/12/2017
Applicant:	Ms Beaumont		
Agent:	Mr Olafsson	Case Officer:	Karen Wooden
	Martin Ralph Architects		
Ward:	Hayling West		
Site Visit Date:	30/11/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application is site a detached two storey house with brick and render to the elevations. The property is located at the south eastern corner of Fernhurst Close in Hayling Island.

The property currently benefits from an integral garage and off road curtilage parking for several vehicles.

A public footpath to the north of the house leads to Hayling Park.

2 Planning History

08/72190/000 - Cut all overhanging branches above boundary fence back to appropriate growth points, 1No. Common Oak tree within Group 2 subject to TPO 0430., PERM,07/04/2008

08/73451/000 - Demolish existing detached garage. Proposed side and rear two storey extension. Internal alterations., WD,29/10/2008

09/73451/001 - Demolish existing detached garage. Proposed two storey and single storey extensions to side and rear of property. Internal alterations., PERM,15/10/2009

10/73451/002 - Demolish existing detached garage. Proposed two storey and single storey extensions to side and rear of property. Internal alterations., PERM,15/03/2010

APP/12/01007 - Discharge of Condition No's 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 of Planning Permission 10/73451/002., PERM,19/11/2012

APP/13/00112 - Extension of time limit for implementation of Planning Permission 10/73451/002 for demolition of existing detached garage and proposed two storey and single storey extensions to side and rear of property and internal alterations., PERM,15/03/2013

APP/15/00495 - Application for non-material amendment to Planning Permission APP/13/00112 relating to changes in window locations, PERM,15/06/2015

3 Proposal

Erection of two storey extension to the eastern elevation, to increase the size of the garage, to create an additional ground floor bedroom and a gym to the first floor.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

5 Statutory and Non Statutory Consultations

Highways Engineer, Development Engineer

The application form states that the parking and vehicular access does not change and therefore the Planning Authority should determine this application using standard guidance

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: 7

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) Impact on parking

(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 proposal is located at the end of a cul-de-sac, with the proposed extension to be sited in excess of 16m from the highway. However due to the property being adjacent to Hayling Park, the extension will be visible from the public domain. Currently the eastern elevation of the house is set approximately 4m back from the boundary line, with the boundary treatments being a mix of brick wall and close board fence panels exceeding 2m in height. The proposed extension would be staggered, resulting in a separation gap of between 0.5m and 1.6m. The materials to be used are to be brick and render, matching the existing property, and as with the existing building, there will be one first floor window to the eastern elevation.

7.4 The Havant Borough Council Borough Design Guide recommends that side extensions should remain subservient to the main building by being set back from the main building line, with a reduced ridge height. However, it is considered that a visually subservient

extension would result in an imbalance to the look of the property, and the design as submitted on the amended plan would be more appropriate in this instance.

- 7.5 It is considered that the design and appearance of the proposal would be 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 proposal is to be located on the eastern elevation of the property and therefore will not result in overlooking or overshadowing to the occupiers of the property to the west (No. 37 Fernhurst Close). The property to the north (35 Fernhurst Close) is over 30m from the proposed extension. The distance between the proposal and the southern curtilage is approximately 22m.
- 7.7 Consequently, it is considered that the proposal will not 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) Impact on parking

- 7.8 In terms of the impact on car parking, the proposal would require 3 car parking spaces under the Councils Parking Standards SPD. In this case two garage spaces and external parking is available.

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/17/01100 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, block and location plans - 17A_009 004
Existing and proposed floor plans - 17A_009 005 (rev c)
Existing and proposed elevations - 17A_009 006 (rev a)
Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.