
Site Address: 23 Dances Way, Hayling Island, PO11 0JP
Proposal: Two storey side extension and single storey rear extension.
Application No: APP/17/00679 Expiry Date: 21/08/2017
Applicant: Mr Hartrick
Agent: Mr Galloway Case Officer: Emma Chisnall
 Peter Galloway Partnership
Ward: Hayling West
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

23 Dances Way, Hayling Island, is located to the west side of Dances Way and is a semi-detached property probably dating from the 1970's. Dances Way includes properties of similar design to the application property and other bungalows/chalet bungalows.

2 Planning History

APP/13/00639 - Outline planning permission for mixed-use development comprising up to 59 dwellings and 1,250sqm of light-industrial accommodation (Use Class B1). Off-site highway works including widening of footpath. , PERM,23/12/2013
APP/16/00016 - 1 Tri-sign (illuminated), 5 hoarding signs (illuminated), 2 hoarding signs (non-illuminated) and 5 flag signs., PERM,21/04/2016

3 Proposal

Two storey side extension and single storey rear 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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
 Havant Borough)

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

Hampshire Biodiversity Information Centre

Within 50m Protected and Notable Species - Pipistrelle Bat Species Roost

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
- (iv) Effect on protected species

(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 proposed side extension would be above an existing flat roof garage and would reduce the gap at first floor level between this property and No.21. A similar extension has in the past been added No.27 and therefore the side extension would not be out of keeping with previous developments. A small gap to the common boundary with No21 would also be maintained.

7.4 The rear extension would be full width but would have a modest depth and be flat roofed. This extension would not be readily viewable from public vantage points and is considered to be a modest and acceptable addition to the host dwelling.

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 The main impacts from the development are considered to be to No.s 25 and 21 Dances Way and to the new properties to the rear.

- 7.7 No.25 to the north would be adjacent to the proposed rear extension. The limited depth and height of the proposed extension are considered to result in an acceptable relationship. No.21 to the south would be closest to the two storey extension. The garage to No.21 is set closest although it is noted that there is a small room to the rear of the garage. There is also a first floor window in No.21 facing the application site. The side extension proposes 1 first floor south facing window to an en-suite which should be conditioned to be obscure glazed. A gap would be retained at first floor level above No.21's garage and being located to the north of No.21 the impact on light is not considered to be significant. There would also, subject to the obscure glazing condition, be no additional overlooking. This relationship is considered to be acceptable.
- 7.8 The new properties to the rear are set well off the application property and its extension and any additional overlooking from the new first floor bedroom window would be limited and acceptable.
- 7.9 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.

(iv) Effect on protected species

- 7.10 It is noted that Hampshire Biodiversity Information Centre have highlighted the presence of roosting bats in close proximity of the site. It is not anticipated that the proposed development would negatively impact this protected species.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and 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/17/00679 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 Location Plan Licence No. 100047474
Block Plan Drawing No. 17/500/B01
Proposed Elevations, Floor Plans and Section Drawing No. 17/500/P01
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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the en-suite window in the first floor on the south facing elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.