
Site Address:	1 St Helens Road, Hayling Island, PO11 0BT		
Proposal:	Single storey front and rear extensions; enlargement of existing front dormer.		
Application No:	APP/16/01153	Expiry Date:	03/01/2017
Applicant:	Mr Longden-Thurgood		
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 chalet style bungalow located on the southern side of St Helens Road with elevations comprising both brick construction/render and a concrete tiled pitched roof with an existing flat roofed dormer.

The site is relatively level with open vehicular access to the front driveway which provides offroad parking provision and access to the single storey integral garage. The property also benefits from a front garden area which is laid to lawn with a low lying brick wall which defines the front boundary. The east and west (side) boundaries to the front of the property comprise a close boarded timber fence which is approximately 1.8 metres in height.

The rear garden is primarily laid to lawn and enclosed by a timber close boarded fence which is approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age albeit varied in terms of their style and design.

2 Planning History

92/51468/002 - Extension to garage, front and rear, PERM,

10/50140/049 - Crown reduce by 20% 2No. Oak trees, crown reduce by 20% 1No. Macracarpa tree, crown reduce 20% 3No. Holm Oak trees, crown reduce 25% 1No. Prunus and fell 1No. Oak (sapling) tree all subject to TPO 0963. , PERM,19/05/2010

3 Proposal

This application is for the erection of a single storey extension to the front, a single storey extension to the rear of the property and the enlargement of the existing front dormer.

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

Not required for 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
1 letter of support received- Raising no objection to the plans submitted.	Please see section 7 of the Officer Report

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 the usual development management criteria.

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

7.3 The property benefits from a relatively large plot whereby the proposed single storey front extension would be set back by approximately 6 metres from the highway which will reduce the visual impact of the development to the front of the property. Taking this set back into consideration and the sufficient spacing between neighbours, it is not considered that this aspect of the proposal would be prominent within the existing street

scene of St Helens Road.

- 7.4 In terms of the proposed extension to the existing front dormer, amended plans have been received from the agent altering the initial design from a catslide roof to a flat roof to match the existing. The revised proposal has been designed so that it sits back into the roof and does not dominate the roof of the existing dwelling. Front dormers appear to be a common characteristic within the streetscene of St Helens Road and therefore it is considered that this aspect of the development remains inkeeping with the character and appearance of the existing streetscene, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and Havant Borough Councils Design Guidance.
- 7.5 The single storey rear extension would not be visible from the public realm and on this basis it is not considered that this aspect of the proposal would result in any impact on the visual amenity of the surrounding locality. Notwithstanding the above, the design and appearance of the single storey rear extension is considered to be appropriate in context to the main dwelling and respects the existing built form.
- 7.6 Overall, the proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would not be considered to result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed front extension is of a scale and design that would not give rise to an unacceptable impact on the surrounding and adjacent neighbours. It is considered that the existing built form, boundary screening and separation distances combine to ensure that this aspect of the development does not result in unacceptable levels of overlooking, loss of privacy, loss of light, overshadowing or appear overbearing. It is therefore considered that the single storey front extension meets the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.8 An existing flat roofed dormer currently exists to the front of the property and as discussed above is a common characteristic within the streetscene of St Helens Road. On this basis and considering the majority of residential properties within the streetscene benefit from front dormers, the additional potential overlooking from the proposed extension of the dormer would not be considered significant in an established area.
- 7.9 The proposed single storey rear extension would extend approximately 4.5 metres beyond the rear wall of the original dwellinghouse. The rear garden is enclosed by a timber close boarded fence which is approximately 2 metres in height and also benefits from vegetation which screens the development from the public realm. On this basis, it is not considered that the addition of a single storey rear extension in this location would result in any loss of light, privacy, outlook or appear overbearing to any of the adjacent or surrounding residential properties.
- 7.10 On the basis of all of the above, it is considered that the development is acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and would not result in any unacceptable impact upon the residential amenity of the surrounding/adjacent neighbours.
- 7.11 Whilst it is noted no letters of objection were received, a representation was received in support of the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, meeting the

requirements of Policy CS16 of the HBLP (Core Strategy) and it is therefore recommended that planning permission is granted.

RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01153 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:

Amended site/location plan- received 30th November 2016

Existing ground floor plan- received 8th November 2016

Existing first floor plan- received 8th November 2016

Existing elevations- received 8th November 2016

Amended proposed ground floor plan- received 30th November 2016

Proposed first floor plan- received 8th November 2016

Amended section drawing- received 30th November 2016

Amended proposed elevations- received 30th November 2016

Reason: - To ensure provision of a satisfactory development.