
Site Address: 20 St Aubins Park, Hayling Island, PO11 0HQ
Proposal: Demolition of existing side conservatory and erection of single storey side extension, extension to garage with new pitched roof over.
Application No: APP/16/01282 Expiry Date: 07/02/2017
Applicant: Mr Westall
Agent: Mr P Walker Case Officer: Bee Crawford
 Island Design
Ward: Hayling West
Site Visit Date: 23/12/2016

Recommendation: **GRANT PERMISSION**

• **1 Site Description**

- 1.1 The application site is a modern detached two storey property and attached double garage situated on a good sized plot. It has a brown tiled pitched roof and elevations of beige multibrick with tile hanging at first floor. The site is level and open to the front with a concrete drive, grass and shrubs and hedging to the eastern and western boundaries. The rear garden is mainly laid to lawn with shrub borders enclosed by 1.8 metre high fencing to the eastern and western boundaries and a hedge in excess of 2 metres high to the rear.
- 1.2 Detached two storey properties lie to the east, west and opposite and the rear gardens of properties in St Catherines Road are to the north (rear). The area is of low to medium density with large detached two storey properties of a similar age, and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the demolition of the existing side conservatory and the erection of a single storey side extension, extension to garage with new pitched roof over.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:

No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

“A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

NB: Informative recommended.

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

(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 development would be visible from the public realm, although the property is around 11 metres away from the highway with an open frontage. The new roof to the garage and front porch is to replace the existing flat roof, together with a modest front extension to the garage of a depth of 1.7 metres. The single storey side extension will have a marginally larger footprint than the existing conservatory which is to be demolished, although it will not extend beyond the existing front or side elevations of the property.

7.4 It is judged the proposed extension and alterations would update and regularise the external appearance of the property, establishing a cohesive form of development. It is noted several other properties within the immediate vicinity benefit from similar schemes.

7.5 Therefore, it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

7.6 The development would be visible from the adjacent properties, however neither element extends beyond the side elevations of the existing property, maintaining the 1 metre distance to the property boundaries. There would be an increase in height of approximately 1.6 metres to the current garage although the new roof pitches away from the neighbouring property at number 21 and there is a distance of 6 metres between the eastern elevation of the garage and the western elevation of number 21.

7.7 The single storey side extension is to replace the predominantly glazed existing conservatory and is approximately 0.7 metres higher with a mono-pitched and hipped roof. There are three small windows in the side elevation and a modest window in the

front elevation, and it is considered any perception of overlooking the neighbouring property at number 19 would be substantially reduced by the new extension. It is judged the design would improve the external appearance of the property.

- 7.8 The properties to the rear are considered to be a sufficient distance away for any impact to be negligible.
- 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.

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/16/01282 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:

Location and block plan
Existing ground floor plan
Existing elevations plan
Proposed ground floor plan
Proposed first floor plan
Proposed elevations plan
Proposed section plan

Reason: - To ensure provision of a satisfactory development.

