
Site Address: 23A Mengham Avenue, Hayling Island, PO11 9JB
Proposal: Two storey and single storey rear extensions with new roof over part of existing southern elevation. New render and cladding finish to existing elevations.
Application No: APP/17/00413 Expiry Date: 27/06/2017
Applicant: Mr & Mrs Spittles
Agent: Mr Davison Case Officer: Bee Crawford
 iDraw Limited
Ward: Hayling East
Site Visit Date: 09/05/2017

Recommendation: **GRANT PERMISSION**

1. 1 Site Description

- 1.1 The application site is a modern two storey detached property with a brown tiled pitched roof and elevations of red multibrick and white render. The site is level, open to the front with block paving and shrubs with a 2 metre high hedge to the south and a 1 metre wall rising to 2 metres to the north. The rear garden is in excess of 35 metres deep, mainly laid to lawn with a patio, areas of shrubs, ashed and summerhouse. It is enclosed by 1.8 metre high fencing to the southern and eastern boundaries and a 2 metre high wall to the north.
- 1.2 A two storey semi-detached property is to the north, a detached bungalow to the south, a two storey detached property lies opposite and the rear gardens of properties in Grand Parade and Bound Lane are to the east (rear). The area is of medium density with a mixture of detached and semi-detached two storey properties, chalet dwellings and bungalows of similar and individual age, style and design.

2 Planning History

APP/15/01115 - Single storey rear extension with a pitched roof to rear and existing side elevation. New render finish to existing elevations, permitted 20/11/2015. This scheme has not been implemented.

3 Proposal

- 3.1 The proposal is for the construction of two storey and single storey rear extensions with new roof over part of existing southern elevation. New render and cladding finish to existing elevations.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 1

Comment	Officer Comment
We feel that we would lose a lot of natural daylight from our kitchen window which faces south.	See section 7.

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 proposal is to replace the existing conservatory with a larger part two storey and part single storey rear extension, a new roof over part of the single storey side section of the house, together with cladding at first floor. Part of the new roof over the side section and the cladding would be visible from the public realm, although the property is set back approximately 9 metres from the highway. Whilst the pitched and hipped

design of the roof of the two storey element is appropriate, there were Officer concerns with respect to the proposed ridge height of the roof. Amended plans were subsequently submitted on 22 May reducing the ridge height by 0.4 metres which was deemed to be acceptable. The extension would result in a reasonable increase to the original volume of the property, although it is considered this can be comfortably accommodated within the extent of the site. The new cladding would be visible from the highway, however the streetscene is diverse with different types of properties and exterior finishes.

- 7.4 The design and appearance of the extension and external finish is deemed appropriate in context to the main building and is 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

- 7.5 The extension would be situated adjacent to the southern boundary and 1 metre from the northern boundary and there are no windows in either side elevations of the proposal. Whilst there is a high level rooflight to the southern roof slope of the development, the extension does not extend beyond the line of the property to the south at 25 Mengham Avenue. There is a small secondary window in the northern elevation of this property which faces onto the existing southern elevation of the application site. Although the proposed flue does not require planning permission an informative is recommended with respect to emission of fumes.
- 7.6 The owners of the property at 23 Mengham Avenue raised concerns about the proposal blocking light from their south facing kitchen window. Whilst it is acknowledged the new extension will have an impact on this window, there is an existing 2 metre high wall between the property boundaries and the existing dwelling falls within the 25 degree zone of the neighbouring kitchen window, therefore an element of overshadowing already exists. It is considered the subsequent impact on this window would not be so great as to constitute a defensible reason for refusal.
- 7.7 The new extension would not project beyond the existing northern elevation of the property, retaining the current distance of approximately 4 metres between the properties and following officer concerns, the roof of the two storey element has been reduced in height and pitches away from the property boundaries. As recommended in the Havant Borough Council Design Guide SPD, the 45 degree overshadowing zone does not relate to side windows of neighbouring properties. A 45 degree angle test was carried out which verified the extension meets the requirements for adequate daylight at 23 Mengham Avenue.
- 7.8 Whilst one objection was received regarding the scheme, taking into account the comments above 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).

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/17/00413 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 be as stated in Section 11 (materials) of the application form. **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:

Drg no. 15.114.100 Location and block plan, existing floor and elevations plan

Drg no. 15.114.102 Rev A Proposed block plan, proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.