
Site Address:	62 Sandy Point Road, Hayling Island, PO11 9RR		
Proposal:	Single storey side extensions.		
Application No:	APP/17/00578	Expiry Date:	31/07/2017
Applicant:	Mr Warry		
Agent:	Mr P Walker	Case Officer:	Karen Wooden
	Island Design		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 62 Sandy Point Road is a detached bungalow located on the southern side on Sandy Point Road. The property is of brick construction which is painted cream, with a slate roof. The area to the front of the property is hard surfaced, providing off road parking for several vehicles.
- 1.2 There is currently a detached garage to the west of the property.

2 Planning History

- 2.1 20588/1 - Planning permission for a rear extension was granted in 1970 to extend the kitchen extension

20588 - Planning permission was granted in 1970 to construct a flat roof extension to the front of the bungalow.

3 Proposal

Single storey side extensions.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

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: 6

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 flood zone

(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 Sandy Point Road is located on the south eastern side of Hayling Island. The road is characterised by individual styled one and two storey dwellings, most of which are detached or semi detached.

7.4 The extension to the western elevation will be replacing the existing detached garage which is currently painted blue. It is considered that this will result in a positive impact on the streetscene as the materials to be used will match the existing property.

7.5 A gap of approximately 1.5m will be retained between the front corner of the eastern elevation of the extension, and the boundary line with No. 64a. Due to the diversity of the surrounding area, it is not considered that the extension will have a significant impact on the streetscene.

7.6 It is also important to note that, should the eaves height of the eastern extension been 110mm lower, the side extension could have been constructed under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore would not have required planning permission.

7.7 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

- 7.8 The extension to the western elevation will be approximately 100mm higher than the existing structure and will be located no closer to the boundary line. The properties are separated by close board fencing and no windows are proposed for the western side of the extension. Therefore it is considered that the proposal will have a minimal impact on the occupiers of the property to the west.
- 7.9 The extension to the eastern elevation will reduce the gap between the application site and No. 64a Sandy Point Road by 3m. The properties are separated by 2m fencing and there are no windows proposed for the western elevation. Although there are windows and a door on the western elevation of No. 64a, the glazing is obscured.
- 7.10 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) Impact on flood zone

- 7.11 The application site is located within Flood Zone 3 as shown on the Environment Agency's flood maps for rivers and seas and therefore the property has a risk of flooding.

The applicant has confirmed that the extension will be built in masonry materials, the floor level will be at the same level and no lower than the existing dwelling, the plug and switch heights are to be above flood level and wired downwards, the extension will not increase the number of bedrooms. It is therefore considered that the extensions will not cause an increase in risk should flooding take place

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/17/00578 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 - received 31.05.17
Existing elevations - received 31.05.17
Existing layout - received 31.05.17

Proposed layout - received 31.05.17
Proposed elevations - received 31.05.17
Section drawing - received 31.05.17
Flood risk assessment - received 05.06.17

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.