
Site Address:	14 St Catherines Road, Hayling Island, PO11 0HE		
Proposal:	Single storey front and rear extensions.		
Application No:	APP/17/00514	Expiry Date:	11/07/2017
Applicant:	Mr Capaldi- Tallon		
Agent:	Mr A Brown	Case Officer:	Emma Chisnall
	Dwell Design		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 14 St Catherines Road, Hayling Island is situated on level ground in a site circa 0.2 hectares big. To the south is St Catherines Road, to the north are houses on Park Road and to the east and west the site is adjacent to 12 St Catherines Road and 16 St Catherines Road. The screening to the boundaries consists of timber fencing and mature established planting at varying heights providing sufficient screening.
- 1.2 The existing house within the plot is two storey and is of a traditional design with white rendered walls and a clay tile roof. There are a variety of housing styles within the immediate streetscene.
- 1.3 The amenity space available to No 14 is considered to be generous in size and contains mature trees to the rear, one of which is protected under a TPO.

2 Planning History

APP/16/00151 - Redesign and extension of dwelling including new ground floor extension, new three storey extension, raise the ridge height, new garage, new access from the highway., PERM,27/04/2016
APP/16/01145 - Cut back to previous pruning points 1No. Oak, subject to TPO 2044., PERM,07/12/2016

3 Proposal

Single storey front and rear extensions.

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objections. Please condition the development to be carried out in accordance with the TPP submitted.

Southern Water

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that no development or tree planting shall 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 soakaways should be located within 5 metres of a public sewer.

Planning Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

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: 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 Trees
- (v) Parking
- (vi) CIL

(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 appears to retain the original dwelling form and does not include the substantial replan of the original building which formed part of the previous

planning permission. Therefore the current scheme would form a mutually exclusive alternative to the original proposal and this shall be conditioned as part of the decision.

- 7.4 The works include a large rear single storey development and a front extension at single storey that shall project forward of No 14. The front extension is single storey in height and is considered to achieve a subservient appearance on the dwellinghouse with an acceptable mass and bulk. Although the works shall project forward of the dwellinghouse the screened frontage to the front of No 14 coupled with the works being set off from the highway and neighbouring dwellings should ensure the works result in an acceptable impact on the streetscene and character of the area.
- 7.5 The works to the rear although hidden from the streetscene are considered to be large in depth at single storey. Pre-application advice was sought and a modest reduction in this depth has been made in order to reduce the visual impact caused by the development. Therefore on balance due to the works being partially screened by No 14 and being single storey in height and flat roofed it is considered that the development would not warrant a refusal of the planning permission.
- 7.6 A white render to match the existing is proposed with a dark brick and flat roof membrane which shall contrast the materials on No 14. While the physical alterations will have a clear impact upon the streetscene, it is considered that the proposed change of colour will not have a significant detrimental impact on the visual amenities of the streetscene. There are several examples of other buildings in the surrounding area that have a similar colour palette to the proposed which, although they are of a more traditional style, do blend in to the environment well. It is therefore considered that the design, materials chosen and their respective colours would be acceptable.
- 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 No 14 is situated in a generously sized plot with the majority of the development in place to the east side of the curtilage. Following a site visit it was noted that sufficient screening is in place in the form of high level hedging and mature trees between the neighbouring dwellings to the north, west and south and therefore due to the screening in place and the distance the proposed development is away from the shared boundaries it is considered that on balance the works would result in a limited an acceptable impact to these neighbouring dwellings.
- 7.9 The neighbouring dwelling to the east No 12 is the dwellinghouse most likely to be impacted by the proposed development at No 14. However, due to the orientation of No 14 within its plot and that the proposed forward projection is angled away from No 12 this is considered to result in an acceptable impact. The proposed rear extension however is considered to be large in depth and due to the proximity of the works to the boundary has the potential to impact No 12. Pre-application advice was sought and this impact was advised and as a result the works have been modestly reduced in depth and are proposed to be set off the common boundary with No 12 by approximately 1m. Although the development has the potential to impact afternoon sun the development is single storey in height and has adequate screening in the form of hedging varying in height from 2.5m-4m between the dwellinghouses. The agent has confirmed in writing that the hedging forming the north-east shared boundary between No 14 and No 12 St Catherines Road shall be retained in order to provide sufficient screening between the development and dwellinghouse. This email shall be listed with the plans submitted for No 14 in order to ensure that it is retained during, throughout and hereafter following the

development. Therefore on balance the impact caused would not be significant enough to warrant a refusal of planning permission and the development can be considered to be acceptable.

- 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 Trees

- 7.11 There are protected trees on the site and a tree protection plan has been submitted to this regard. The tree officer has found them to be acceptable and has required that they are conditioned as part of any planning consent.

(v) Parking

- 7.12 The dwellinghouse has indicated that an additional bedroom shall be developed internally at first floor level. This shall trigger the requirement for three parking spaces to be available onsite in order to comply with the Borough's Parking SPD. Following a site visit it was noted that No 14 has a generous area of hard-surfacing to the front that can accommodate multiple spaces and alongside the proposed garage being retained this would ensure the works comply with the SPD.

(iv) CIL

- 7.13 The proposed development has been assessed and measured to ascertain whether the works breach 100sqm of new floor space which would trigger a payment towards to the Community Infrastructure Levy. However the works measure 96sqm of new floor space and as such, would not be liable to pay a CIL charge.

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/17/00514 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 shall be undertaken in accordance with the arboricultural Tree Protection Plan ((pl)03) dated 11/02/2016 supplied by *Kim Gifford, Arboricultural Consultant*.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

- 3 The development hereby permitted shall be a mutually exclusive alternative to the development granted planning permission under planning permission ref: APP/16/00151 and shall not be carried out in combination with that consent.

Reason: To accord with the terms of this application and to ensure a satisfactory development in the interests of the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Tree Protection Plan: Drawing No (pl) 03 Received via email 01.06.2017

Proposed Site Location Plan: Drawing No (pl) 03

Proposed Ground Floor Plan: Drawing No (pl) 04

Proposed First Floor Plan: Drawing No (pl) 05

Proposed Elevations Plan: Drawing No (pl) 07

Confirmation that hedge between No 14 and No 12 shall be retained via email 04.07.2017

Reason: - To ensure provision of a satisfactory development.