
Site Address:	8 Herons Way, Hayling Island, PO11 9FL		
Proposal:	Single storey rear extension		
Application No:	APP/16/01126	Expiry Date:	23/12/2016
Applicant:	Mr A Kama	Case Officer:	Emma Chisnall
Agent:			
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Herons Way is a newly built two storey detached dwelling which is located in part of a large estate in Hayling Island. The dwellings along Heron Close are fairly similar in style and design and No 8 has an area of hard-surfacing to the front for the provision of parking two cars as well as an internal garage to the side. To the rear No 8 has a large amenity space of 15m which is larger in size to its neighbours either side due to the forward position of No 8 within its plot, the result being that No 10 and No 6 Herons Way have rear elevations which extend past No 8. The curtilage boundary to the rear is surrounded with a 1.8 timber fence whereas to the front there is no curtilage boundary and the dwelling appears open and prominent on the streetscene.

2 Planning History

None

3 Proposal

Single storey rear extension measuring 3.7m high X 3.5m deep X 8.5m wide.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Ecology Comment: Development is within 50m of protected and notable species of slow-worm, Daubenton's Bat, Pipistrelle Bat and Soprano Pipstrelle Bat.

Planning Officer Comment: As the works will be at ground floor level and not impacting the roof space of No 8 it is considered the above species should remain protected as a result of the development.

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: 23

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. No 8 Herons Way is part of a new large estate and as such development to the rear of dwellings is not present and the works to No 8 would be setting a precedent for this type of development. However the works are considered to be of sound design and with the works proposed to be of a scale that reflects typical domestic extensions it is felt that to set the precedent for these works would result in a limited and acceptable development. Therefore the principle of the development is considered acceptable, subject to planning conditions.

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

7.3 The works are proposed to be positioned to the rear of No 8 and would therefore be hidden from the public domain and not viewable from the streetscene resulting in the visual aspect from Herons Way Road remaining unchanged. The extension is proposed to be in line with the existing elevations and is proposed to be set off the boundary to the west. These measures alongside the height of the extension proposed at 3.7 at the highest point of the mono pitched roof are considered to reduce the bulk of the development and ensure the works do not appear obtrusive.

7.4 The proposed extension to the rear of No 8 is proposed to be built in matching materials to that of the existing dwelling which should help the works look in keeping to No 8 and not look out of place.

7.5 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

- 7.6 No 8 Herons Way is considered to have the amenity space available to accommodate the proposed works of which 10m will be left once the extension has been built. This meets with guidance stipulated in the Borough Design Guide and will ensure there is an adequate distance between No 8 and the dwellings to the rear to ensure privacy levels are maintained and no over-looking caused as a result of the works.
- 7.7 The works are proposed to be set away from the shared boundary with No 6 and will not extend past the existing side elevation of No 8. Due to the depth of the extension being 3.5m the finished development will extend past the rear elevation of No 6 and as such light tests have been carried out to determine if the works would result in a loss of light or cause shadowing or shading to the neighbouring dwelling. The results show that due to the position of the works being away from No 6 and the nearest window that light levels should not be significantly impacted not shading created as a result of the works. No new windows or doors are proposed on the elevation shared with No 6 and therefore it is considered the works should not lead to a loss of amenity to the neighbouring dwelling to the east and can therefore be considered acceptable.
- 7.8 The development is proposed to be in line with the existing elevation the west which runs along the curtilage boundary of No 8. As such these works have the potential to create an impact on No 10 however between the dwellings is an access pathway which provides some separation between the dwellings. The extension's proposed depth will bring the rear elevations of No 10 and No 8 in line and along the east elevation of No 10 there is an access door which currently looks onto the flank wall of No 8. The extension does not propose any windows or doors to be installed along the side elevation facing No 10 which means privacy levels should be maintained. Although the extension will extend the depth of No 8 it is considered light levels should not be significantly impacted to the door access/way along the elevation due to the height of the extension and the distance between the dwellings and therefore the development can be considered acceptable.
- 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/16/01126 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 Plan: Received 02.11.2016
Existing and Proposed Floor and Elevations Plan Including Section Drawing
and Location Plan: Drawing No HAY-1/A

Reason: - To ensure provision of a satisfactory development.