
Site Address:	51 Elm Close Estate, Hayling Island, PO11 9AU		
Proposal:	Single storey side and rear extension incorporating 2No. lantern rooflights.		
Application No:	APP/17/00480	Expiry Date:	28/06/2017
Applicant:	Mrs Wilson		
Agent:	Mr P Walker	Case Officer:	Emma Chisnall
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 51 Elm Close is a moderately sized detached bungalow situated on level ground in Hayling Island. The dwellinghouse is constructed of a mixture of materials including facing brickwork, painted brickwork, cladding, timber and concrete tiles on the roof. To the rear an existing conservatory is in place which is constructed of a flat roof, timber and cladding however this shall be removed as part of the development. To the rear the amenity space at No 51 is currently laid as lawn and is surrounded with a curtilage boundary constructed of timber fencing and wall which varies at heights between 1m and 2m high. To the front No 51 has a low open boundary constructed of wall and hedging.
- 1.2 No 51 is positioned in a medium to high density area where development to the rear of dwellinghouses are present.

2 Planning History

None

3 Proposal

Single storey side and rear extension incorporating 2No. lantern rooflights. The works shall involve the demolition of the garage positioned to the rear east side of No 51 as well as a single storey extension to the rear which is currently used as a conservatory.

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)

DM13 (Car and Cycle Parking on Residential Development)

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

Southern Water

Informative requested in relation to connection to the public foul or surface water sewer as an application shall be required for any new connection to the public foul and surface water sewer.

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

Ecology Comment:

The development is within 50m of a Protected and Notable species of Autumn Lady's-tresses

Planning Officer Comment: The proposal involves a single storey extension to the side and rear. As the protected and notable species is not located at the application site directly the impact caused to it as a result of the development is considered to be limited and acceptable.

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: 5

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) Parking

- (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 works proposed to No 51 shall be viewable from the public domain as they shall extend out of the east side elevation of the dwellinghouse by approximately 3.5m and

shall wrap around and extend out from the rear. Although the works are viewable from Elm Close Estate they are considered to achieve a subservient appearance on No 51 by being set down from the ridge height and not extending past the front elevation. The works shall maintain a 2m gap between the proposed development and the shared boundary to the east and it is this coupled with both the proposed hipped and flat roof that should reduce the visual impact of the development significantly enough for the works to be considered acceptable.

- 7.4 No 51 is positioned within a streetscene that contains a variety of development and therefore the proposed works to No 51 are considered to not set a precedent nor look significantly out of place within Elm Close Estate.
- 7.5 Materials are proposed to be matching to that of the existing with painted brickwork which is also present within the streetscene therefore the proposed works should look in keeping to No 51 and the character of the area.
- 7.6 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

- 7.7 As a result of the development No 51 shall go from having a 10m rear garden depth to one measuring approximately 7.5m. Although this is a reduction from the guidance stipulated in the Borough Design Guide the overall amenity space at No 51 has been evaluated and the proposed reduction is considered to be not significant enough to warrant a refusal of planning permission.
- 7.8 No 51 is positioned to the east side of No 52 and both dwellings are separated from each other by No 52's garage which runs along rear east side. The screening in place is therefore considered sufficient in order to ensure the visual impact at No 52 is not significantly altered as a result. The works are also considered to be moderate in size at single storey and with a proposed flat roof the development is considered to have an limited and acceptable impact on light levels reaching No 52. It is also noted that the extension to the rear shall be replacing an existing conservatory structure and therefore the impact caused is already established and the new proposed development is considered to not contribute a significant additional impact as a result. No windows are proposed along the west side elevation of No 51 and as such privacy levels should be maintained between both dwellings.
- 7.9 To the east No 50 is set off the shared boundary with No 51 by approximately 2m. The works shall look onto the flank side elevation wall of No 50 as this elevation forms the side boundary in part between the dwellinghouses. Due to this it is considered that the impact caused to the outlook of No 50 shall be negligible and that privacy levels shall be maintained as a result of the works.
- 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) Parking

- 7.11 The proposed development shall increase No 51 from being a one bedroom dwellinghouse to three. As such in order to accord with the Borough's Parking SPD two parking spaces shall be required to be provided onsite. A parking layout plan has been submitted alongside the application indicating the two sites which appear to accord with the size standards required and therefore the development is considered to accord with policy DM21. This shall be conditioned as part of the decision to ensure that the two spaces are installed and maintained.

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/17/00480 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 car parking, servicing and other vehicular access arrangements shown on the approved plans received 19.06.2017 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Parking Layout Plan: Received via email 19.06.2017
Proposed Site and Layout Plan Serial Number 01999300
Proposed Ground Floor Plan: Received 03.05.2017
Proposed Elevations Plan: Received 03.05.2017
Section Drawing Plan of Kitchen and Bedroom: Received 03.05.201
Side Section Plan: Received 03.05.201

Reason: - To ensure provision of a satisfactory development.

