
Site Address:	12 Magdala Road, Hayling Island, PO11 0BH		
Proposal:	Two storey side extension.		
Application No:	APP/17/00263	Expiry Date:	10/05/2017
Applicant:	Mr & Mrs Davis		
Agent:	Mr A Dunks	Case Officer:	Bee Crawford
	Andrew R Dunks Ltd		
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a modern detached chalet style dwelling with mono-pitched dormers to front and rear and an attached garage to the northern side. It has a brown tiled pitched roof with tile hanging to the dormers and elevations of red multi-brick and white painted render. The site is level with open vehicular access, with a concrete and shingle parking area, grass and shrubs. There is a 1.5 metre high fence to the northern boundary and a dwarf wall to part of the front and southern boundary. The rear and side garden is mainly laid to lawn with mature trees and shrubs. The garden is enclosed by a 1.5 metre high fence to the north, fencing ranging in height from 1 metre to 1.8 metres to the south and a wire fence with mature trees to the east (rear).
- 1.2 Detached chalet style dwellings of a similar age, style and design lie to the north and south of the site, the rear gardens of detached properties in Green Lane are to the rear and a detached chalet style dwelling is opposite. The area is of medium density consisting of detached chalet style dwellings and bungalows of mixed and similar age, style and design.

2 Planning History

APP/16/01293 - Two storey side extension, withdrawn 30/01/2017.

3 Proposal

- 3.1 The application is for the construction of a single storey and two storey side extension incorporating a front balcony (revised application).

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

Arboriculturalist

Following the receipt of the requested AIA, I raise no objection. The tree protection plan and arboricultural method statement must be conditioned if permission is approved for this proposal.

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: 8

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.

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

7.3 The proposal would be visible from the public realm, however the property is situated at the end of a cul-de-sac and is around 8 metres away from the highway. The extension is to be built over the existing covered way and garage on the northern side of the property, and will project into the rear garden.

7.4 The revised scheme has been reduced in depth, does not extend beyond the front elevation of the property and has a similar mono-pitched front roof element to that of the existing house. The two storey element of the scheme has a lower ridge height which clearly demonstrates subservience to the main building. This meets the requirements of the adopted supplementary planning guidance in the form of the Borough Design Guide.

The development would result in a generous increase to the original volume of the property, although it is considered that this can be comfortably accommodated within the extent of the site.

- 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 The extension would project towards the northern boundary of the property with a maximum distance of 1.1 metre and a minimum distance of 0.15 metres. However, the property at number 11 is set back from number 12, projecting away from the shared boundary to a maximum of 6.5 metres and the extension does not project beyond the rear elevation of this property.
- 7.7 There are no side windows at first floor level and one door and window in both the northern and southern elevations of the extension. The southern elevation of the addition is in excess of 13 metres from the boundary with number 13 Magdala Road. It is considered that the side windows and doors of the extension would not create any additional level of overlooking. The roof of the two storey side element of the scheme is lower than the existing dwelling, the greater part of which pitches away from the property boundary, reducing any perception of mass.
- 7.8 There are bi-fold doors at ground floor and windows at first floor to the rear elevation of the extension which is approximately 9.5 metres from the eastern boundary, with the rear elevation of the properties in Green Lane a further 18 metres away. It is therefore judged the properties to the rear are a sufficient distance away for any impact to be negligible.
- 7.9 It is recognised that the front balcony would be an unusual feature within the streetscene and could possibly set a precedent. However, in itself it is not a poor design and would not overlook the primary amenity area of any of the surrounding properties. Therefore it does not warrant a defensible reason for refusal solely on this aspect of the development.
- 7.10 Consequently, it is considered that the proposal is unlikely to result in an unacceptable level of overbearing and not cause any degree of additional overlooking. It is judged the scheme would have a negligible impact on the properties adjacent to the application site, opposite or to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections 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/17/00263 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 must be undertaken in accordance with the Arboricultural Impact Statement, Tree Method Statement and Tree Survey Plan 0447-17-NJT supplied by N J Trowell, Arboricultural Consultant.

Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.

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

Location plan

Drg No. 4521/500 Rev A

Drg No. 4521/200 Rev A

Drg No. 4521/1 Rev A

Drg No. 4521/2

Drg No. 4521/3

Drg No. 4521/4 Rev C

Drg No. 4521/5 Rev C

Drg No. 4521/6 Rev D

Site layout plan

Proposed roof plan

Existing ground floor plan

Existing first floor plan

Existing elevations plan

Proposed ground floor plan

Proposed first floor plan

Proposed elevations plan

Arboricultural impact statement and tree method statement dated 06/04/2017

Drg No. 0447-17-NJT Tree survey plan

Reason: - To ensure provision of a satisfactory development.