
Site Address:	17 North Crescent, Hayling Island, PO11 9LR		
Proposal:	Single storey rear and side extension.		
Application No:	APP/16/01240	Expiry Date:	27/01/2017
Applicant:	Mr Munro		
Agent:	Mr C Curnow	Case Officer:	Emma Chisnall
	Thorns - Young Ltd		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 17 North Crescent is a moderately sized semi-detached dwelling situated in cul de sac in Hayling Island. The dwelling is constructed of white rendered walls with a red concrete tile for the pitched gable roof. Hard-surfacing is present along the east side length of the dwelling providing a parking provision for three spaces. The amenity space to the front and rear of No 17 is limited and mostly laid as lawn with a small area of hard surfacing to the rear of the dwelling. To the rear an existing dormer is present in the roofspace which is connected to the neighbouring dormer on No 16 which is slightly larger in size. The curtilage boundary to the rear of No 17 is 1.8m timber fencing with the front being low and open with part hedging meaning No 17 is viewable from the streetscene and contributes to the visual amenity of North Crescent Road

2 Planning History

APP/16/01216 - Prior notification for single storey development extending 3 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.9 metres and a maximum height of 2.9 metres.
, WD,01/12/2016

3 Proposal

Single storey rear and side extension. A dormer is proposed to the rear roof space alongside the existing however due to its position and size this is considered to not require planning permission and could be built under permitted development rights. Therefore the dormer is not required to be included in the description and assessed as part of the application.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

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

None

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

(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. The works proposed to No 17 are considered moderate in size and to have a limited and acceptable impact.

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

7.3 The works proposed to No 17 will be positioned to the rear of the dwelling and will therefore be mostly hidden from the public realm meaning the visual amenity of the streetscene should remain unchanged as a result of the works. The proposed extension is considered to be of an appropriate scale which reflects a typical domestic extension. The materials proposed to be used are matching to that of the existing so the works should not look out of place nor detract significant character from the area.

7.4 The block plan submitted fails to show a conservatory which has been built to the rear of No 16 (the attached neighbour) positioned at the end of a rear extension most dwellings along North Crescent have. Due to this the proposed extension to No 17 is not considered to project significantly past the development at No 16 meaning the mass and bulk of the extension should not be so severe. The screening provided by the 1.8m timber fencing is considered sufficient between the dwellings and due to the height of the works proposed it is felt that on balance the design of the proposed extension is considered acceptable.

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 amenity space available to No 17 is limited and the works propose to leave a 7m gap of amenity space to the rear with 5m available to the front. Although the Council's Design Guide requests that amenity space maintains a 10m gap to the rear it is felt that due to the combined amenity space within the curtilage of No 17 totalling 13m that on balance the harm caused is minimal and would therefore not constitute grounds to refuse the application.
- 7.7 The proposed extension is single storey in height and is not considered to impact the amenity levels of neighbouring dwellings significantly. The works are proposed to be built up to the boundary line but kept within the curtilage of No 17. Although the neighbouring conservatory has windows along the side elevation it is noted that these are dual aspect with larger windows present along the rear elevation. Due to this combination it is felt that light levels should only be impacted in the morning and not significantly due to the height of the development proposed and due to the neighbouring extension being able to receive light from the rear elevation windows.
- 7.8 The windows proposed to the ground floor extension are considered to not lead to direct over-looking nor a loss of privacy to either neighbouring dwelling due to the distance between neighbouring dwellings and the screening provided around the curtilage of 1.8m timber fencing.
- 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/16/01240 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:

Site Plan Licence Reference: O11062611

Proposed Site Plan Licence Reference: O11062611

Existing and Proposed Floor, Elevation and Section Plan: Drawing No 9204.16

Reason: - To ensure provision of a satisfactory development.