
Site Address:	22 South Road, Hayling Island, PO11 9AE		
Proposal:	Single storey rear extension to form granny annexe.		
Application No:	APP/13/00693	Expiry Date:	24/09/2013
Applicant:	Mrs V Barrett	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Jenna Shore
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling with a hipped roof. The dwelling has been extended to the rear by a single storey flat roof extension. To the south is a driveway leading to a detached garage sited beyond the rear elevation of the house.
- 1.2 To the north is the adjoining dwelling, this property has been extended to the rear at two storey height to the same length as the single storey rear extension within the curtilage of the application site. To the rear of the adjoining dwelling, within 2m of the rear elevation is a detached flat roof outbuilding. A 1.8m fence forms the boundary.
- 1.3 To the south is a detached dwelling, partially screened from view by the garage and vegetation.

2 Planning History

91/56572/000

Two storey side extension partly over existing ground floor single storey extension and internal alterations

Permitted. 31/10/1991

3 Proposal

- 3.1 The application seeks to extend the rear single storey extension by a further 7m. From the original rear wall of the dwelling the full length is 11.7m. The proposed height is 2.9m in height, with a flat roof and 3.5m in width.
- 3.2 The proposal is indicated to be used as a granny annexe and will include a bedroom, living space and bathroom. The kitchen will be shared with the existing dwelling.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No adverse comment on the application assuming that a condition is imposed which stops this extension becoming a separate dwelling unit.

Hampshire Biodiversity Information Centre
Awaiting comments

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: 7

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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 Changes to the General Permitted Development Order in August 2013 have increased the length to which a residential dwelling can be extended without the need for a full planning application. Such changes are therefore a material consideration when assessing a proposal which is longer in length than previously considered acceptable.

7.4 Both dwellings (No.22 and 24 South Road) have been extended to the rear to the same length (4.5m). The proposed works, although long in length can be assessed from this shared extended rear elevation rather than the original rear wall of the dwellings. From this point the extension is 7m in length. As stated the extension appears long on plan, however the modest height (2.9m) is thought to be partially screened by the boundary treatment. The use of a flat roof also means that additional height that could be generated through a hipped or pitched roof is kept to a minimum.

- 7.5 The rear gardens of both No.22 and 24 are long in length (35m) and can therefore accommodate development at this length. Although the development is in close proximity to the shared boundary a large extent of the rear garden still remains unaffected by the proposal.
- 7.6 No.18 South Road appears to have been extended in a similar way to that of the proposal and appearing longer in length, setting a precedent for development of this nature in the immediate vicinity.
- 7.7 Windows located to the side face out over the remaining section of garden. The neighbouring garden to the south is partially screened by vegetation. Due to the level of screening it is unlikely that these windows would result in overlooking to the neighbouring garden.

(iii) Effect on the character of the existing dwelling

- 7.8 The proposed extension is located to the rear of the application site. Although the extension has limited design merit it is unlikely to detract from the character of the dwelling. The front elevation remains unaltered, resulting in a limited impact to the character of South Road.

8 Conclusion

- 8.1 The proposal, although long in length is modest in height. It is likely much of the increase in bulk will be partially screened by the shared boundary treatment. Both gardens are long in length and can accommodate development of this nature, leaving a large expanse of garden unaffected by any form of development.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00693 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
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 2012.
- 3 The rear extension hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used as a wholly separate unit of residential accommodation or for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 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:

Location plan, block plan, proposed elevations and floor plans received by the Council 16th July 2013

Existing elevations and floor plan received to the Council 30th July 2013

Reason: - To ensure provision of a satisfactory development.