
Site Address:	6 North Crescent, Hayling Island, PO11 9LR		
Proposal:	Two storey side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00486	Expiry Date:	10/09/2024
Applicant:	Mr Seall		
Agent:	Graham Barker	Case Officer:	Josephine Lacey
	Graham Barker Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

6 North Crescent, Hayling Island, is a detached, residential two storey house with a single storey side extension, located to the south side of North Crescent comprising elevations of white render and tile hanging with a tiled pitched roof. The property benefits from open vehicular access to the front driveway which facilitates offroad parking for approximately 2 vehicles. Access to the rear garden is obtained via a side access which runs alongside the western elevation of the main dwelling. The rear garden is enclosed by a timber fence which is approximately 1.8 metres in height. North Crescent is a private residential estate which comprises a medium density of dwellings all of a similar age, albeit varied in terms of their size, scale and design.

The application site is within Flood Zone 2.

2 Planning History

APP/17/00884 - First floor extension and raising roof height; Juliette balconies to front and rear; cladding to all elevations (Approved 27/09/2017). Request to Discharge Condition 2 (03/04/2018)., PERM,27/09/2017

APP/18/00438 - First floor extension and raising roof height; Juliette balconies to front and rear; cladding to first floor of all elevations. (Revised application)., PERM,22/06/2018

3 Proposal

Two storey side extension.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Mark Coates
No comments received.

Councillor Netty Shepherd
No comments received.

Councillor Peter Oliver
No comments received.

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: 19

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 is for a two storey side extension to the west side of the dwelling. A first floor would be added to the existing single storey extension, with Velux windows within the proposed pitched roof adjoining the main roof and no additional windows within the elevations. The ridge height would be approximately 0.4m below the main roof ridge height, so is considered subservient to the existing dwellinghouse. The second storey would be to the same width as the single storey extension, at 4m, but would provide additional roof space, as at maximum height the width would be approximately 7m. In length it would be 6m, with a step back from the front elevation of around 1.7m and from the rear around 2m, which would remain single storey. The new two storey element would introduce a gable end on the west elevation.
- 7.4 The chosen materials have been selected to be in keeping with the main dwelling and surrounding area. These include tile hanging and roof tiles to match existing.
- 7.5 The design and scale of dwellings in the locality is varied, with some gable ends north to south and some east to west. The neighbouring dwelling to the east is a similar height to the dwelling on the application site, though there are also several single storey bungalows. This varied design means that the addition of a two storey side extension would not be out of keeping.
- 7.6 The design is therefore considered to be subservient to the main dwelling and in keeping with the streetscene.
- 7.7 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

- 7.8 To the west is No.7 North Crescent. This dwelling is approximately 2.8m from the proposal at its closest point. There are no windows within the elevation facing the application site and no new windows within the proposal that would face this neighbouring dwelling. Considering this, there is not likely to be harmful overlooking or loss of light to this neighbouring dwelling due to the proposal, and it is not considered to be overbearing or cause a loss of outlook.
- 7.9 To the east is No.5 North Crescent. Due to the positioning and orientation of the dwellings, the extension would not be visible from this dwelling and is unlikely to have any substantial impact in terms of loss of light, outlook or privacy and is not considered overbearing.
- 7.10 Further towards the west are dwellings on Sea Front Lane; No.s 75 and 76. There would be over 20m between the extension and these dwellings, which is considered an acceptable distance and there is unlikely to be loss of light, privacy or outlook as a result.
- 7.11 To the south is No. 49 St Andrews Road. The proposal would face the outbuilding of this dwelling but there are no new windows proposed within the extension other than roof lights. There is unlikely to be any impact on privacy, outlook or light on this neighbouring dwelling and it is not considered to be overbearing.

(iv) Flood risk

- 7.12 The application site is within Flood Zone 2. A flood risk assessment has been submitted, stating that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate. The proposal is for second storey enlargement and the mitigation chosen is satisfactory, meaning it is not considered that the development is likely to be at increased risk of flooding.

(v) Parking

- 7.13 It has been demonstrated that there are sufficient parking spaces for the development, whilst officers have some concerns with the configuration shown on the submitted block plan it was evident on the site visit there was adequate parking provision. There are three bedrooms shown on proposed plans as well as two parking spaces, which accords with the Havant Borough Council Parking Supplementary Planning Document requirements.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00486 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Uploaded 23 Oct 2024	REVISED SITE AND BLOCK PLAN
Uploaded 24 Sep 2024 02B	PROPOSED GROUND FLOOR
Uploaded 24 Sep 2024 04A	PROPOSED FIRST FLOOR
Uploaded 24 Sep 2024 05A	EXISTING & PROPOSED FRONT & REAR
ELEVATION	
Uploaded 24 Sep 2024 06B	EXISTING & PROPOSED SIDE
ELEVATION & ROOF	
Uploaded 25 Jun 2024	LOCATION PLAN
Uploaded 25 Jun 2024	PLANNING, DESIGN AND ACCESS AND
SUSTAINABILITY STATEMENT	
Uploaded 16 Jul 2024	FLOOD RISK ASSESSMENT

Reason: To ensure provision of a satisfactory development.

- 3 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.