
Site Address:	3 Alexandra Avenue, Hayling Island, PO11 9AL		
Proposal:	Single storey side/ rear addition.		
Application No:	APP/24/00039	Expiry Date:	01/03/2024
Applicant:	Mr S Hockaday		
Agent:	Mr P J Walker	Case Officer:	Joseph Toole
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Alexandra Avenue, Hayling Island, is a semi detached bungalow located to the east side of Alexandra Avenue. The bungalow comprises of brickwork and render with slate roof tiles. Vehicular access is from Alexandra Avenue with parking to the side.

The property is located within a residential area with surrounding properties differing in density, style and design.

2 Planning History

APP/16/00270 - Single storey rear extension and two storey side extension.,
PERM,24/06/2016

3 Proposal

The proposal is for a single storey side/rear addition to provide a garage/store, utility room and shower room following the removal of the detached garage. The proposed extension would have a maximum width of approximately 4.9 metres, a depth of approximately 8.1 metres with a pitched to flat roof having a maximum height of approximately 4.8 metres.

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)
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

Councillor Brenda Linger - Hayling West
No Comment.

Councillor Julie Richardson

No Comment.

Councillor Paul Gray

No Comment.

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: 4

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 matters

(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 proposed extension would have render and boarding to the walls with a slate roof to the pitched element. These materials are considered to be appropriate to the bungalow and the character of the area.

7.4 The proposed extension would be partially visible from the street scene. Due to its modest size and being set back from the front of the bungalow it is not considered to have an adverse impact upon the street scene. Furthermore, due to its size and height it is not deemed to dominate the bungalow, appearing subservient. It must be noted that the proposed works would reduce the garden space of the property falling well below the 10m guideline for garden depths set out in the Design Guide SPD. However, in assessing an appeal which raised similar issues under Application APP/15/01209 an Inspector commented that the 10 metre garden depth is "a general guideline rather than any statutory minimum and there should be some flexibility to allow residents an element of choice." Therefore, on balance, the rear extension is considered to be in keeping with the character of the area and would not result in an unacceptable overdevelopment 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 proposed works to the front are not considered to have an adverse impact on the property opposite (No.2 Alexandra Avenue).
- 7.7 On the south side facing No.11 Alexandra Avenue the proposed extension would go along the shared boundary. Due to the proposed extension's modest size and its separation distance from property at No.11 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers. There would be a window on this side serving a shower room. Due to the existing 1.8 metre high fencing along the boundary it is not considered to cause harmful overlooking into the private amenity space of No.11.
- 7.8 On the north side facing No.1 Alexandra Avenue the proposed extension would be blocked by existing dining room extension. As such it is not considered to have an adverse impact on No.1. The window and door on this side would be screened by the existing 1.8 metre high fencing thus not considered to cause harmful overlooking.
- 7.9 To the rear there would be no windows. Due to the proposed extension's modest size and the existing 1.8 metre high fencing it is not considered to have an adverse impact upon the occupiers of No.42 Hollow Lane.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 matters

- 7.11 Whilst the proposed works would result in the loss of one car parking space in the form of detached garage the number of bedrooms would remain the same (3 bed). As such. 2 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. There is sufficient car parking on site to provide 2 car parking spaces therefore complying with Policy DM13 of the Havant Borough Core Strategy (2011) and the Havant Borough Parking Standards SPD

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, parking 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/24/00039 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:

Location Plan and Block Plan
Proposed Ground Floor Plan
Proposed Elevations
Section A-A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.