
Site Address:	4 Wheatlands Avenue, Hayling Island, PO11 9SG		
Proposal:	Single storey side/rear extension		
Application Type:	Full Planning Permission		
Application No:	APP/22/00794	Expiry Date:	12/10/2022
Applicant:	Ms Meare		
Agent:	Ms L Taylor	Case Officer:	Joseph Toole
	Thorns - Young Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Wheatlands Avenue, Hayling Island, is a semi detached bungalow located to the south side of Wheatlands Avenue. The bungalow comprises white render and bricks with grey roof tiles. Vehicular access is from Wheatlands Avenue with parking to the front and side.

The bungalow is located within a mostly a residential area with surrounding properties differing in style and design.

The application site is located within Flood Zone 2.

2 Planning History

96/56506/000 - Detached garage to rear, PERM,10/09/1996

APP/10/00815 - Outline Application for residential development of 8 dwellings on the site of 2-4 Wheatlands Avenue., UNK,

3 Proposal

The proposal would involve a single storey side/rear extension to be used as a two bedrooms.

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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

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.

Comment	Officer Comment
The proposed extension is right on the boundary and seems very close to my fence.	Please see Section 7.
Should we wish in the future to remove the fence, the boundary wall which is still insitu behind the fence is part of my property, and must not be moved.	This is a private matter between the parties involved
No windows should be constructed along the boundary wall as this would be intrusive to our privacy	No windows have been proposed on this side therefore not considered for assessment.

Number of representations received: 1

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) Flood Risk
- (v) Parking

(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 to match the existing bungalow with flat roof. This is considered to be inkeeping with the bungalow and character of the area, which features a variety of built forms, both flat roofed and pitched roofed.
- 7.4 The proposed extension would be visible from the street scene. Due to its modest size and the remaining amenity space the proposal is considered to be of an acceptable size inkeeping with the character of the area and would not constitute an overdevelopment of the plot.
- 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 To the front there would be a window in the front bedroom facing out onto the public highway. Due to its position it is not considered to cause harmful overlooking to any neighbouring properties.
- 7.7 On the east side facing No.6 Wheatlands Avenue there would be no side windows within the proposed extension thus it is not considered to cause harmful overlooking. The proposed extension would come to the edge of the boundary with a separation distance from No.6 of approximately 2.5 metres. No.6 is at a slightly higher level to the application site and due to the separation distance and the flat roofed design of the extension, it is not considered to appear overbearing. There are three ground floor windows on the side of No.6 however due to the separation distance and roof design of the proposed extension it is not considered to cause a harmful loss of light to these neighbouring occupiers.
- 7.8 To the rear there would be a window in the rear bedroom facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing it is not considered to cause harmful overlooking to any neighbouring properties.
- 7.9 Consequently, it is considered that the proposal will not 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).

(iv) Flood Risk

- 7.10 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they

would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.

- 7.11 The application site is partly in Flood Zone 2. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Parking

- 7.12 The proposed works would increase the number of bedrooms from 1 to 2 therefore 2 car parking spaces are required on site according to the Havant Borough Parking Standards SPD. Following the proposed works due to the current parking arrangements it is considered unlikely to be able to provide 2 car parking spaces, and in order to address this a Parking Plan has been submitted demonstrating that two car parking spaces could be provided within the front garden following the development. As a result a condition stating 2 car parking spaces must be provided on site in accordance with the Parking Plan prior to occupation of the extension has been added to the recommendation.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00794 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:

Site Plan
Block Plan
Existing and Proposed Floor Plans and Elevations - 6157.22.1
Flood Risk Assessment
Parking Plan

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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.