Site Address: 1 Burgess Close, Hayling Island, PO11 9QT
Proposal: Proposed single storey extension to side and rear, replacement of the existing porch and installation of a Juliet balcony on the first floor.
Application Type: Full Planning Permission
Application No: APP/24/00252 Expiry Date: 04/06/2024
Applicant: Mrs Hill
Agent: Case Officer: Ikrame Essalih
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 1 Burgess Close, Hayling Island is a bungalow with accommodation in the roof space, constructed in multi yellow bricks with elements of white cladding at front elevation and red brown tile hanging at northwest side elevation and rear dormer, a gable brown tile roof and an integrated external garage with a mono pitch brown tile roof to the southeast side of the site. The property currently has a glazed uPVC white porch at front elevation.

1.2 The dwellinghouse is built on a corner plot at the junction between Eastoke Avenue and Burgess Close and the boundary treatment consists of a low boundary wall at front and northwest side elevations, mature hedging at rear northeast side and wooden fence at the southeast side boundary with property No. 2 Burgess Close. The driveway at the front is constructed in tarmac and allows for approximately two car parking spaces while the rear area of the property is also accessible via a split rail low gate.

1.3 The surrounding area is predominantly residential with properties of similar design, type and height and some other differing.

2 Planning History

None relevant.

3 Proposal

The proposal comprises the erection of a single storey rear and side extension with alterations to existing, replacement of the existing porch and the replacement of a side window with a Juliet balcony on the first floor.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

None required.

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

Comment	Officer Comment
No comments received.	N/A

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 works consists of the demolition of the rear conservatory and rear wall of the garage to construct a rear and side flat roof extension to be used as a kitchen connected to a dining area, formerly used as a kitchen. The proposed works would also involve the replacement of the kitchen rear window with a double-glazed door, allowing access to the rear garden, and the replacement of the front uPVC white porch with a hipped roof brick constructed porch. At first floor level, the proposal would result in the replacement of an existing side window, at the northwest elevation, with a Juliet balcony of smaller width. The proposed materials, including brickwork, roof tiles, windows and doors, would be matching the existing ones in the property. Therefore, it is considered that the proposed works would be in keeping with the main dwellinghouse.

7.4 The proposed extension would be from the rear of the existing garage, protruding by approximately 1.568 metres from the rear wall of the property, of a total height of approximately 2.9 metres with a flat roof closely matching the same level as the top part of the existing garage mono pitched roof, therefore minimising the visual impact on the streetscene. Consequently, it is considered that the proposed extensions' design and scale would result in a subservient appearance concurring with Havant Borough Council Design Guide SPD.

7.5 The proposed porch would have a hipped roof and would be of a square plan shape protruding by approximately 2.015 metres with a width of approximately 2.69 metres. In comparison to the existing porch, it is considered that the proposed new porch would be an improvement to the dwellinghouse and would be of high-quality design, therefore would not adversely impact the streetscene and the character of the area. It is noted that similar porch works exist within the streetscene.

7.6 As the Juliet balcony would be replacing the upper floor window and located at the same position, it is considered that the impact of this alteration on the streetscene would be limited and acceptable.

7.7 Considering the existing property location, the proposed design as well as the neighbouring area's appearance, it is deemed that the proposed works are appropriate and would not result in an adverse impact on the character of the dwellinghouse and the visual amenity of the locality, responding to the requirements of Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

7.8 The proposed works would be take place at all elevations of the application site, considering that the property is constructed on a corner plot, the properties at the northwest and southwest sides are separated by a road and by dint of their respective location at approximately 25 metres and 19 metres and the scale of the proposed development, it is considered that these properties are positioned at sufficient distance to avoid any harmful impact resulting from the proposed works.

7.9 The extension would be replacing the rear conservatory and positioned behind the existing garage sharing an extended southeast side wall located at 1.10 metres from the side boundary shared with the neighbouring property at No.2 Burgess Close. Although the alterations would result in a side window facing this property, by dint of the existing fence of approximately 1.8 metres height and considering that this neighbouring property benefits from a timber outbuilding closer to the shared boundary and no side windows at ground floor level, it is considered that the proposed

extension and works would not result in harmful overlooking, overshadowing or loss of privacy to this neighbouring property.

7.10 To the northeast side is property at No.26 Eastoke Avenue. Although the proposed extension would be closer to the shared boundary line by approximately 1.568 metres, the remaining distance of approximately 8.5 metres between the side and rear elevations and the existing mature hedging at the boundary would provide an appropriate distance and a screen to the facing windows and doors. Therefore, it is considered that the proposed works would not result in harmful overshadowing or loss of view, and the overlooking impact would be limited and acceptable while not being materially different from the existing one between these properties.

7.11 Although the Juliet balcony would be located on a side elevation at first floor level, the opening would replace an existing window at the same position and facing a main road. Furthermore, considering the separating distance of approximately 25 metres to the closest facing neighbouring property, it is deemed that these works would not result in harmful overlooking and would have a limited and acceptable impact.

7.12 By dint of the scale and position of the proposed porch, it is considered that the proposal would not result in an adverse impact on the neighbouring properties.

7.13 Given the design, amount and scale of the proposed constructions, the position from the existing boundaries and the existing buildings, it is considered that the proposal would not have a detrimental impact on the residential amenity of these neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking matters

7.14 The plans indicate that the accommodation at the property's roof space includes two bedrooms, thus a minimum of two parking spaces are required on-site. The proposal would result in a depth reduction of the existing garage from approximately 5.3 metres to 3.95 metres which would be insufficient to accommodate for a car, according to Havant Borough Council Parking SPD, therefore there would be a loss of 1No. car parking space. The submitted plans show a provision for two car spaces at the front of the property currently comprising a large driveway covered in tarmac. Therefore, it is deemed that the current and proposed provision of car parking spaces would be meeting the requirements of Havant Borough Council Parking SPD and Policy DM13 of Havant Borough Council Local Plan (Core Strategy 2011).

8 Conclusion

8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

---

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00252, 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:

HILL_01A Location Plan - Uploaded 10/04/2024
HILL_01A REV B Amended Existing / Proposed Plans and Elevations and Section- Uploaded 29/05/2024

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.