
Site Address:	15 Mengham Avenue, Hayling Island, PO11 9JB		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00433	Expiry Date:	11/07/2022
Applicant:	Mr K Hurl		
Agent:	Mr P Walker	Case Officer:	Lewis Ford
	P Walker MRICS		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 15 Mengham Avenue, Hayling Island, PO11 9JB. The site includes a 2no. bedroom bungalow of traditional brick and tile construction with UPVC doors and windows. The locality is residential in nature and, unlike the application site, predominantly comprises 2.5 storey detached and attached dwellinghouses of various external materials. In terms of vehicular access, the site is accessed via Mengham Avenue and includes a large driveway at the front of the property leading to a car port and garage at the north-east rear of the property.

2 Planning History

21714 – PERM in Nov 1971 for garage and car port.

3 Proposal

Single storey rear 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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
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)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor L 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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on Parking
- (v) Flood Issues

- (i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

- (ii) Impact on the Character of the Area & Appropriateness of Design

7.3 The proposed development would comprise a single storey rear extension with a depth, width, eaves height and maximum height of 4.3m, 4.95m, 2.8m and 4.8m respectively. The proposed development would include a larger kitchen and dining area to accommodate the internal reconfiguration of the existing bungalow to provide a separate bathroom and WC, along with the use of the existing dining room as a third bedroom and/or study area. Finally, the proposed development would extenuate the existing staggered rear elevation to create an "L-shaped" rear elevation creating an approximately 6.5m difference between the northern and southern rear walls.

- 7.4 The Havant Borough Design Guide SPD states that extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. In addition, the Design Guide SPD explains that extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. Finally, the Design Guide SPD recommends that roofs should mirror that of the main dwellinghouse in terms of angles, eaves, details, and materials. The proposed development would comprise brick walls, a tiled pitched roof, and UPVC doors and windows to match the materials and roof (including angle and eaves) of the existing bungalow which is supported by the Design Guide SPD. In terms of mass and bulk, the proposed development is considered to be acceptable given the plot size and adjacent garage and car port.
- 7.5 Moreover, the appearance, design and mass of the proposed development is deemed to be acceptable and appropriate in the context of the application site and its locality. It is considered that the proposed development would not result in an adverse impact on the visual amenity of the locality and, as such, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.6 The Havant Borough Design Guide SPD states that single-storey rear extensions:
- Should be no closer than 1 metre from neighbouring properties; and
 - Should be at least 8 metres from the rear boundary; and
 - Should be at least 20 metres from the neighbouring property to the rear; and
 - Must not have an adverse impact on the amenity of neighbouring properties.
- 7.7 The proposed development would meet the first three requirements above as it would be approximately 4.7m from the nearest side boundary, 28m from the rear boundary, and 36m from the neighbouring properties to the rear (Nos 18 and 20 Bound Lane). In terms of the fourth requirement above, Nos 13 and 17 Mengham Avenue are the neighbouring properties to the northern side and southern side boundaries respectively. The potential impact on both neighbouring properties has been considered further below.
- 7.8 No.13 Mengham Avenue in the neighbouring property to the north and includes a 2 storey dwellinghouse comprising white rendered walls and a traditional tiled roof. The neighbouring property extends back further than No.15 and includes a first-floor obscure-glazed side window on its southern elevation. The proposed development would include a new side door on its northern elevation and would extend the existing pitched tiled roof by approximately 4.3m. Given the existing car port, garage and 5.75m separation distance between the two properties, it is not considered that the proposed development would lead to overlooking nor the loss of privacy. In terms of overshadowing and loss of light, it is acknowledged that there may be some overshadowing or loss of light in the winter months (when the sun is lower) to the obscure glazed side window given the projection of the proposed pitched tiled roof at No.15. However, it is considered that the extent of any potential overshadowing would be limited and, therefore, would not warrant refusal in this instance.

- 7.9 No.17 Mengham Avenue is the neighbouring property to the south and includes a 2 storey dwellinghouse comprising white rendered walls and a traditional tiled roof. The neighbouring property includes 4no. obscure and clear glazed windows on its northern side elevation at ground and first floor. The proposed development would include a window on its southern side elevation facing the boundary with No.17. However, it is not considered that the proposed development would result in an adverse impact on the amenities of No.17 due to; the existing boundary treatment; the existing outbuilding at No.17; and the separation distances of 8m and 10.5m between the proposed development and the side boundary with, and side elevation of, No.17 respectively.
- 7.10 Consequently, it is considered that the proposed development would have a limited and an acceptable impact on the properties immediately adjacent to the application site. As such, the proposed development would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. It is noted that no letters of objection have been received with respect to the proposed development.

(iv) Impact on Parking

- 7.11 The proposed development would result in the net increase of 1no. bedroom to create a 3no. bedroom bungalow. The Havant Borough Parking SPD states that the minimum vehicular parking requirements for both a 2no. bedroom and 3no. bedroom dwelling is 2no. vehicular parking spaces. Regardless of the existing garage, the existing driveway can accommodate more than 2no. vehicular parking spaces (2.4m x 4.8m each) which meets the requirements of the Parking SPD.

(v) Flood Issues

- 7.12 The rear garden is large (approx 28m by 17.5m) and contains some areas which are currently in Flood Zone 2. However, climate change modelling has predicted that the site will not be in a future flood zone.
- 7.13 The proposed development would not be in the current flood zone and, given its small-scale nature, is not considered to put occupiers or employees of the emergency services at any additional risk in the event of a flood. As such, the proposed development is not considered to be contrary to Policy CS15 in the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00433 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 and Block Plan (dated 18 May 2022)
Existing Elevations (dated 18 May 2022)
Existing Ground Floor (dated 18 May 2022)
Proposed Elevations (dated 18 May 2022)
Proposed Ground Floor (dated 18 May 2022)
Section Drawing (dated 18 May 2022)

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.