

DELEGATED OFFICER REPORT

Site Address:	30 North Crescent, Hayling Island, PO11 9LR		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00694	Expiry Date:	12/11/2024
Applicant:	Ms Reynolds		
Agent:	Mrs Grinstead	Case Officer:	Denise Sheath
	Your Home Plans Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

30 North Crescent, Hayling Island, is a detached bungalow constructed with white render with a hung tiled roof and clay hung tiles to the front and rear gables. The property benefits from a single storey flat roof garage attached to the north side/rear elevation. The rear garden is laid to lawn with a patio area directly to the rear of the property with a small patio area adjacent the rear boundary. The rear and rear side boundary treatment consists of 2m close boarded wooden fencing. The frontage of the property has a hard surfaced area and shingle driveway.

2 **Planning History**

APP/12/01040 - Reduce lateral of 5No. Oaks by 2m on eastern sector, back to previous pruning points, within Group 1 of TPO 1711. PERM - 19/11/2012

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist, Tree Team

Thank you for the photos as requested, I can confirm the proposed development will not negatively impact on the trees.

If permitted and as a condition to ensure that the RPA is protected, I would suggest that the garden area is fenced off halfway down using something like chestnut palling or roll out temporary fencing – it would be considered 'overkill' to insist upon full BS 5837 fencing in this instance.

I raise no objection on Arb grounds.

Officer Comment:

A Pre-commence condition relating to Protective fencing comments raised above have been agreed with by the agent

Hampshire Biodiversity Information Centre

Within 50m Notable and Protected Species Musk Stork's bill, Common Pipistrelle (in flight).

Officer Comment: *It is not considered that this domestic extension will impact protected species.*

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: 5

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) Biodiversity Net Gain (BNG)
- (v) Flood Risk

(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 single storey flat roof extension located to the rear of the property. The proposed extension would have a depth of approximately 4.4m from the rear southern elevation spanning a width of 6.1m, with a depth of 1.8m attaching to the existing garage located to the rear northern side elevation. The roof would be a flat roof design at a maximum height of 3m with 2No. rooflights. The materials to be used in the construction of the proposal would be render similar in appearance to the existing render on the dwellinghouse. Due to the location of the extension at the rear of the property it is not readily visible from the streetscene of North Crescent. Rails Lane is directly to the rear of the property due to the boundary treatment and trees and shrubbery along this boundary the proposal is also not readily visible from the streetscene of Rails Lane. The proposal is therefore not considered to have a harmful visual impact upon the character of the streetscene of North Crescent or Rails Lane.
- 7.4 A flue is proposed to the rear eastern elevation of the property. The proposed flue would be under 1m above the main ridge height and would therefore fall within permitted development subject to Class G of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).
- 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 neighbouring properties to the front and rear of the application site are considered a significant distance from the application site and it is considered the proposal would not have a harmful impact upon these neighbouring properties.
- 7.7 Although the proposed extension would be attached to the garage adjoining the shared boundary with No.29, and protrude a further 1.8m than the rear elevation of the existing garage, the extension would have a distance of approximately 2.7m from the shared northern boundary. It is not considered that the proposed extension would create any further impact than what is existing from the garage. Therefore any impact from the proposal would be considered minimal and acceptable.
- 7.8 The proposed extension would be built up to the southern boundary which is shared with the neighbouring property No.31 North Crescent. The proposed extension would have distance of approximately 4.5m from the side facing elevation of No.31. No.31 would be screened mainly from the proposal by the detached garage within their curtilage along the shared boundary and the boundary treatment consisting of 2m close boarded wooden fencing. It is therefore considered any impact upon this neighbouring property from the proposal would be considered minimal and acceptable.
- 7.9 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) Biodiversity Net Gain (BNG)

- 7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Flood Risk

- 7.11 The application site falls within Flood Zone 3. The proposed extension will be the same as the existing house and flood resistant construction method for the first metre above floor level.
Initial proposals include;
- a. Tanking to the ground floor to 1m above floor level and provision of flood defence barriers on external doors
 - b. Internal walls will be of solid masonry construction to the ground floor with water resistant render and lime plaster finish
 - c. All fixings and wall ties will be of galvanised or stainless steel or copper to prevent rusting
 - d. Insulation shall be of rigid type to facilitate drying
 - e. Skirting's shall be mechanically fixed onto a batten system to provide air spaces behind the skirting to reduce drying time
 - f. All power, switch boards and communications circuits will be positioned and routed 1m and above from finished floor levels
 - g. Surface water will be discharged to new soakaways, subject to Building Control Officers approval

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/24/00694 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 Drawing No. L01- Received 11 September 2024
Block Plan Drawing No. B01 - Received 11 September 2024
Proposed Floor Plans - Drawing No. A104 - Received 11 September 2024
Proposed Elevations - Drawing No. A102 - Received 11 September 2024
Flood Risk Assessment

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to development commencement a temporary fence of either chestnut palling or roll out shall be erected and retained throughout the construction period 5.5metres away from the rear elevation of the proposed extension to protect the Root Protection Area of the adjacent TPO trees.
Reason: In the interest of protecting the health and wellbeing of the trees within G1 subject of TPO 1711 having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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.