
Site Address: 5 Ramsey Road, Hayling Island, PO11 9HA
Proposal: Proposed one and a half storey side extension, single storey flat roof rear extension, proposed porch and proposed cladding, render and replacement tiles.
Application Type: Full Planning Permission
Application No: APP/22/01032 Expiry Date: 22/12/2022
Applicant: Mr Tricker
Agent: Ms S Roberts Case Officer: Selina Donophy
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached property with rooms in the roof located on the south side of Ramsey Road, Hayling Island. This property is located on a corner plot on the junction where Ramsey Road meets Lyndhurst Close. This property has a pitched roof with dormers to the front and rear roof slopes and a pitched roof single storey side extension. Towards the front the site forms an open boundary with the road.

2 Planning History

02/67147/000 - Construction of single storey rear/ side extension to west elevation., PERM,02/05/2002
APP/22/00707 - Prior Approval for the enlargement of a dwellinghouse consisting of the construction of one additional storey immediately above the topmost storey of the dwellinghouse, with a maximum height of 8.59 metres.
, WD,15/09/2022

3 Proposal

Proposed one and a half storey side extension, single storey flat roof rear extension, proposed porch and proposed cladding, render and replacement tiles.

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)

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 received

Councillor Clare Satchwell - Hayling West

No comment received

Councillor Julie Richardson

No comment received

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
bedroom 4 on the ground floor has only toilet facility, have to shower etc on the first floor, not the best arrangement	Comment noted.

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

(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 This proposal comprises a one and a half storey side extension, single storey flat roof rear extension, proposed porch and proposed cladding, render and replacement tiles. The proposed extension would be located to the east of the main dwellinghouse and would extend the main roof ridge by 3 metres in width and the depth just set in behind the main rear wall. The existing dormer to both front and rear roof slopes would be extended, with the extension dormer set back. This side extension would create a bedroom at ground floor level with a wet room served by windows to the front and rear elevations. At first floor level would be a master bedroom with a walk in wardrobe and ensuite served by the front and rear dormer windows.
- 7.4 Also proposed is a single storey rear extension following demolition of the existing garage. This would have dimensions of approximately 7.3 metres width, 4.87 metres depth and 3 metres height with a flat roof and this would link with the existing single storey side extension. The extension would create a living/family area served by 2 rooflights, doors and windows to the rear elevation and a window to the east elevation. A rooflight would also be added to the front elevation above the landing as well as a porch with dimensions of approximately 2.4 metres width 1.5 metres depth and with a pitched roof with a ridge height of approximately 3.8 metres. Proposed materials include grey cladding to the dormers, composite slate tile to the roof and render to the elevations.
- 7.5 The proposed extensions to the property are considered to remain in keeping with the existing style whilst modernising the exterior appearance. Whilst there would be a reasonable addition to the footprint this is not considered to result in overdevelopment of the plot and, as it would be located away from the side closest to the junction, would not result in harm to the open character of the road adjacent to the junction. The resulting dormer would be increased from existing, however on balance the dormer is set down from the ridge and up from the eaves and already forms part of the main design of the property as it is thought to have originally been built with the dormers.
- 7.6 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

- 7.7 To the south (rear) of the application site is no 22 Lyndhurst Close. There would be approximately 15 metres between the rear wall of the proposed single storey rear extension and the side elevation of no 22 and approximately 20 metres between the rear first floor of no 5 and the side wall of no 22. The proposed rear dormer window would serve a bathroom and so would be obscured and the adjacent dormer window would now also serve a bathroom. There is not deemed to be any increased overlooking impact from these windows than that existing. There would also be a reasonable garden length retained separating the properties and therefore no harmful impact on the amenity of no 22 has been identified.

- 7.8 To the east side of the application site are the rear gardens of nos 1 Ramsey Road and nos 10, 12 and 14 Sea Grove Avenue. There would be no new windows at first floor level on this side. There would also be approximately 15 metres separation distance to the side boundary and therefore no overlooking, overshadowing or overbearing impact has been identified.
- 7.9 To the north (front) of the application site are the properties on the opposite side of Ramsey Road. There would be over 30 metres distance separating the front elevations of these properties and no harmful impact would result from the proposals.
- 7.10 To the west side of the site is no 34 Chichester Avenue. There is a large separation gap between these properties and no harmful impact has been identified to the amenity of this property.
- 7.11 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.12 The bedroom no is increasing from 4 to 5 which does not require any additional parking allocation as specified in the Havant Parking SPD. A parking plan has been provided which shows 3 spaces would be accommodated on an enlarged driveway at the front of the property.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/22/01032 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:

22 Nov 2022 PARKING PLAN

104 LOCATION & BLOCK PLAN

412 PROPOSED FLOOR

512 PROPOSED ELEVATIONS

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.