
Site Address:	26 Dances Way, Hayling Island, PO11 0JP		
Proposal:	Single storey side addition.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00128	Expiry Date:	09/04/2024
Applicant:	Mrs E Demetriou		
Agent:	Mr P Walker	Case Officer:	Josephine Lacey
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

26 Dances Way, Hayling Island, is a two storey semi-detached property with a pitched roof. The front elevation comprises brick, tile hanging and render. There are two uPVC windows, one within the ground floor and one within the first floor. There is a flat roofed porch extending from the front elevation adjoining the neighbour's porch of the same design. To the north of the property is a single storey, flat roofed garage. Infront of the garage is hardstanding facilitating a driveway, adjacent a grass lawn area. The north gable wall is rendered with a central first floor window. On the northern boundary is a high level hedge leading on to a wall and trellis bordering the majority of the garden along this boundary with the public realm.

2 Planning History

None recent or relevant.

3 Proposal

Single storey side addition.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Julie Richardson

No comments received.

Councillor Paul Gray

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX

(Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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
- (v) Priority Habitats and Notable Species

(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

7.4 The proposal consists of replacing the existing garage with a single storey side extension. The context is similar to what exists, though the proposal is larger than the garage. The extension would have a roof with a pitch at the front leading into a flat roof towards the rear with a skylight projecting from the flat roof. The gable of the pitch would adjoin the remainder of the north side elevation of the extension and there would be no windows within this elevation. The front elevation would have a uPVC window to the same height as the current ground floor elevation of the main dwelling, but to a reduced width. To the rear, there would be uPVC doors to access the garden. The walls would be render. This is considered in keeping with the main dwelling and surrounding area.

7.5 To the top of the pitched element of the extension, the height would be 3.6m, and to the flat roof element, it would be 2.9m. The length of the proposal is roughly equal to the length of the house, at 8.5m. The width would be 3m. This is considered subservient to the main dwelling and in keeping with the surrounding area.

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 of the application site is no.24 Dances Way. This property is on the opposite side of the dwellinghouse to the proposed extension, which would not extend

forward of the front elevation and is therefore unlikely to cause loss of light, privacy or outlook to this neighbouring dwelling, and it is not considered to be overbearing.

- 7.8 To the north of the application site is no.34 Dances Way. Between the proposal and this dwelling is a high level hedge and the highway. There is enough distance and screening between these properties that it is considered there is no likely risk of loss of light, privacy or outlook to this neighbouring dwelling. It is not considered to be overbearing.
- 7.9 Opposite the application site is no.41 Dances Way. This property is across the highway from the proposal. The approximate 20m distance is considered enough so that there is no likely risk of loss of light, privacy or outlook to this neighbouring dwelling. It is not considered to be overbearing.
- 7.10 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) Parking

- 7.11 The proposal removes a parking space due to the removal of the garage. The plans submitted with this application show that there would be space on the property for at least two cars to park. A condition has been applied to this permission to ensure that these spaces are available before development is commenced, and that they are retained.

(v) Priority Habitats and Notable Species

- 7.12 It is noted that there is a notable and protected species present within 50m of the development site; a roost of Pipistrelle Bats are present. The proposal is considered small in scale and is therefore unlikely to have any significant adverse impact on the species.

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/24/00128 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:

16 Feb 2024	LOCATION AND BLOCK PLANS
16 Feb 2024	PROPOSED ELEVATIONS
16 Feb 2024	PROPOSED FIRST FLOOR
16 Feb 2024	PROPOSED GROUND FLOOR
16 Feb 2024	SECTION DRAWING AA
04 April 2024	SITE PLAN SHOWING PARKING

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.

- 4 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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