
Site Address: 3 Thorney View, St Peters Road, Hayling Island, PO11 0RU
Proposal: Single storey rear extension and addition of first floor window and rooflight to front elevation.
Application No: APP/22/00150
Applicant: Mrs Robinson
Agent: Mr I Murray
Ward: Hayling East
Expiry Date: 26/04/2022
Case Officer: Selina Donophy

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey terraced dwellinghouse located on the west side of Thorney View, St Peter's Road, Hayling Island. This property comprises of brickwork to the front elevation facing the highway and render with tile hanging to the rear elevation and a slate tiled roof. There is hedging to the front boundary and a front garden separating the property from the road. To the rear (west) of the site is a rear garden followed by agricultural fields. To the east of St Peter's Road approximately 0.3 miles away the AONB and SSSI begins. The St Peter's Conservation Area is located north up St Peter's Road .

2 Planning History

None relevant

3 Proposal

Single storey rear extension and addition of first floor window and rooflight to front elevation.

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

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential 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

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling East

No comment

Councillor R Raines - Hayling East

No comment

County Ecologist

I am content that the proposals would be unlikely to result in ecological impacts and do not therefore consider that ecological assessment is required.

Natural England Government Team

Thank you for your consultation on the above dated 01 March 2022 which was received by Natural England on the same day.

Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice. The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

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

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) Ecology

(i) Principle of development

7.2 The application site is not within the defined urban area, therefore development will only be permitted if it is consistent with the policies for the countryside set out in national policy as specified in Policy CS17. Whilst the principle of new dwellings is not supported in non-urban locations, in this case the application proposes the extension of an existing building for purposes ancillary to the enjoyment of the host dwelling, and no objection is raised to this as a matter of principle as it accords with Policy AL2 of the Allocations Plan.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises a single storey rear extension following the demolition of the existing single storey extension which currently has a depth of approximately 7 metres. The proposed extension would have dimensions of approximately 3.5 metres depth, 4.7 metres width and 2.8 metres height with a flat roof including a raised roof light. This space would create an open plan kitchen/dining area with bi-fold doors to the rear elevation. Proposed materials include white render - there is existing render on the main property.

7.4 The proposed extension would be smaller in depth but wider than existing and would appear a subservient addition to the host dwelling. The scale and appearance would not appear harmful to the host dwelling nor the wider character of the area. 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

7.5 To the south of the application site is no 2 Thorney View The extension would come level with the rear extension at no 2 and would not result in harmful overshadowing or overbearing impact.

7.6 To the north of the application site is no 4 Thorney View. No 4 has a rear extension followed by a conservatory . The proposed extension would come approximately level with the rear extension and, as it is less depth than previously, would not have a harmful impact on the amenity of no 4.

- 7.7 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) Ecology

- 7.8 To the rear of the site is a core site for Brent Geese and Waders. The County Ecologist has been consulted on this proposal and has no objections to uphold.

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/22/00150

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:

A111 Proposed location and block plan

A112 Proposed floor plans

A113 Proposed elevations

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.