
Site Address: 21A St Andrews Road, Hayling Island, PO11 9JN
Proposal: Two storey rear extension, hip to gable over existing single storey rear extension, bay window to front and external alterations
Application Type: Full Planning Permission
Application No: APP/22/00695 Expiry Date: 01/11/2022
Applicant: Mr & Mrs Verney
Agent: Mr R Lilley Case Officer: Joseph Toole
 Lilley Architecture
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

21A St Andrews Road, Hayling Island, is a two storey detached property located to the west side of St Andrews Road. The property comprises of brickwork on the ground floor and tile hanging on the first floor with concrete roof tiles. Vehicular access is from St Andrews Road with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

There is a group of TPO trees to the rear of the application site.

2 Planning History

05/64987/000 - Single storey rear extension., PERM,07/02/2006

06/64987/001 - Single storey rear extension and conservatory. (Revised submission)., PERM,25/05/2006

07/64987/002 - Crown raise 2No. Oak trees by 3m and crown thin by 20% subject to TPO 1881., PERM,18/09/2007

APP/12/00663 - Reduce branches overhanging the garden and hot tub back to previous pruning points and remove dead branches (revised description)., PERM,16/08/2012

APP/16/00579 - Crown reduce 1No.Oak by 3m, prune back to previous pollard points and remove deadwood 2No. Oak subject to TPO 1808 within G1., PERM,04/07/2016

APP/16/01187 - Single storey rear extension., PERM,02/02/2017

APP/18/00924 - Removal of 1No. branch (northern sector), overhanging 23 St Andrews Road. Subject to TPO 1808., PERM,15/11/2018

APP/18/00934 - Removal of two branches of 1No. Oak (western sector) overhanging boundary of 45 Sea Front Estate. Subject to G1 of TPO 1808., PERM,15/11/2018

APP/19/00850 - Retention of 2.5 m trellis on northern boundary, PERM,28/10/2019

3 Proposal

The proposal would involve a number of works including a two storey rear extension to be used as a living room on the ground floor and a bedroom on the first floor. This would replace the existing conservatory having a width of approximately 4.1 metres, a depth of approximately 4 metres with a pitched roof having a maximum height of approximately 6.7 metres. The roof of the existing single storey rear extension serving the kitchen would have a hip to gable roof alteration having a maximum height of approximately 3.5 metres. Furthermore, there would be a bay window to the front and other fenestration alterations.

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist (1)

There are a number of statutorily protected trees to the rear that could be affected by the proposals. No arboricultural information has been submitted with the application and so the relationship between the proposals and the trees onsite cannot be properly assessed.

Recommendation:

I raise an objection to the proposals based on the lack of supporting arboricultural information and the potential long term harm to statutorily protected trees.

Officer Comments

This was passed onto the Applicant's Agent. They provided a detailed response on how the TPO trees would not be harmed by proposed development, including a Tree Protection Plan and protective fencing. This was then passed onto the Arboriculturalist.

Arboriculturalist (2)

Yes happy with that. If minded to permit the application, please condition the plan. Fencing is to be installed prior to any works commencing onsite and remain until completion.

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

No Comment.

Councillor R Raines - Hayling East

No Comment.

County Waste Management

No Comment.

Property Management (formerly County Estates Department) Hampshire County Council

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: 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) Trees
- (v) 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 The proposed works would have brickwork and concrete roof tiles to match the existing property with fibre cement cladding on the first floor. This is considered to be in keeping with the context of the main dwellinghouse and character of the area.
- 7.4 Part of the proposed works would be visible from the street scene in the form of the bay window. Due to its modest size and design not extending beyond the principal elevation it is considered to be in keeping with the character of the area. The proposed two storey rear extension would not extend above the existing ridge height of the dwelling and is considered to be of appropriate size using the existing footprint of the conservatory. Therefore, the proposed works are considered to be subservient and in keeping with the character of the area.
- 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 To the front the proposed bay window would face out onto the front garden and public highway. Due to its position it is not considered to cause harmful overlooking, appear overbearing or result in the harmful loss of light to any neighbouring properties.
- 7.7 On the north side facing the shared boundary with No.23 St Andrews Road the existing single storey rear extension's roof would be raised. Due to its modest increase in height and screening of 1.8 metre high fencing and vegetation it is not considered to have a negative impact upon the occupiers of No.23. There would also be a new window within the proposed two storey rear extension serving a bedroom. This would face out onto the side of No.23 and due to its position and separation distance it is not considered to cause harmful overlooking into the private amenity space of No.23. Furthermore, two rooflights would be added on this side which would be above 1.7 metres in floor height therefore non looking.
- 7.8 On the south side facing the shared boundary with No.21 St Andrews Road there would be two new side windows on the first floor serving an en-suite and bathroom. These windows would be obscurely glazed thus not considered to have a negative impact on No.21. There would also be a ground floor window within the two storey extension which would be screened by the existing 1.8 metre high fencing and vegetation thus not considered to cause harmful overlooking. The proposed two storey extension would not extend beyond the rear wall of No.21 and would not overshadow any side windows. As a result it is not considered to appear overbearing or result in the harmful loss of light to No.21.
- 7.9 To the rear there would be bi-folding doors on the ground floor of the proposed two storey extension facing out on the rear garden. Due to the existing screening it is not considered to cause harmful overlooking. There would be a window within two storey rear extension serving the bedroom facing out onto the rear garden. This is considered to create views expected within a residential area and as a result is not considered to cause harmful overlooking.

7.10 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) Trees

7.11 As mentioned there is a group of TPO trees to the rear of the site. No tree information was provided with the application. The reason for this was because the proposal does not include any enlargement of the existing footprint of the building. The Council's Arboriculturist was consulted on the application, originally objecting due to the lack of information provided. From this, the Applicant's Agent provided further information including a Tree Protection Plan and protective fencing details. This was deemed acceptable by the Council's Arboriculturist, removing their objection. A condition for the works to comply with the Tree Protection Plan has been recommended. Furthermore, a condition for the protective fencing to be installed prior to the commencement of works and to remain throughout the duration has also been recommended.

(v) Parking

7.12 The proposal would continue to provide 4 bedrooms. There is sufficient car parking on site to meet the Parking Standards SPD.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours, trees and parking 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/22/00695

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 and Block Plan - 527 PL01
Proposed Floor Plans - 527 PL04
Proposed Elevations - 527 PL05 REV P2
Absence of AIA Justification

Tree Protection Plan - 527 PL 100
Protective Barrier Fencing

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.

- 4 The proposed development approved shall be carried out in accordance with the Tree Protection Plan 527 PL 100 Rev P, with construction works only to be carried out outside the tree protection area (marked by the tree protection barrier) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure trees are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Before development hereby approved commences the protective fencing as shown on Tree Protection Plan 527 PL 100 Rev P shall be erected and maintained throughout the duration of the works unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.