
Site Address:	26 St Helens Road, Hayling Island, PO11 0BT		
Proposal:	Single story rear extension		
Application Type:	Full Planning Permission		
Application No:	APP/22/00624	Expiry Date:	26/07/2022
Applicant:	Mrs. A Cotter		
Agent:	Mr. P Walker	Case Officer:	Lewis Ford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 26 St Helens Road, Hayling Island, PO11 0BT.

The locality is predominantly residential and the site includes a 1950s, detached, hipped roof, 4-bedroom bungalow. The bungalow comprises traditional brick and tile construction, along with white render, Solar Photovoltaic (PV) Panels, and UPVC windows and doors. The bungalow does not follow the predominant building line as it is angled, rather than parallel, to St Helens Road to the south. The previous alterations and extensions from the 1960s have created a staggered north-eastern rear elevation which – together with the existing building angle and the position of the existing link-attached garage – has created a small "courtyard area" which is separated by low fencing from the remainder of the rear garden to the north. The replacement of the existing conservatory – which is the subject of this application – is in this "courtyard area".

2 Planning History

HWU/02362 – REFUSAL in June 1953 for the erection of 2no. dwellings.
HWU/02514 – OUTLINE PERM in Aug 1953 for the erection of 10no. dwellings.
HWU/02717 – PERM in Feb 1954 for the use of land for residential development.
HWU/02837 – PERM in Mar 1954 for the erection of a house and garage.
HWU/03113 – PERM in Aug 1954 for the erection of a bungalow.
HWU/04770 – PERM in Jan 1957 for residential development at max 6dph density.
14962 – PERM in Oct 1962 for the erection of a garage and additions

3 Proposal

Single story 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

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comment.

Councillor Clare Satchwell - Hayling West

No comment.

Councillor Julie Richardson - Hayling West

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

7.3 The existing flat roof and pitched roof rear extensions – to the left and right on the north-eastern rear elevation respectively - were built out under Planning Permission ref. **14962** in the 1960s. At present, an existing conservatory joins both rear extensions. The proposed development would replace the existing conservatory with an infill extension to join both existing extensions and facilitate the internal reconfiguration and modernisation of the property. The infill extension would comprise a depth, width, and height of approximately 2.95m, 2.7m and 3m respectively. The dimensions, along with the proposed flat roof, would mean that the infill extension would be flush with, and continue the building height and elevation of, the existing flat roof rear extension. As the proposal would infill the area between both existing rear extensions, it will help to create a uniform “L-shaped” rear elevation rather than the staggered elevation at present. Finally, the infill extension would include brick and rendered walls, and UPVC doors, to match the existing bungalow.

7.4 Moreover, the appearance, design, and mass of the proposed development is deemed to be acceptable and appropriate in the context of the application site and its locality. As such, it is considered that the proposed development would not result in an adverse impact on the visual amenity of the area and, therefore, would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

7.5 The proposed infill extension would be flush with the elevation of the existing flat roof rear extension, and would include UPVC double doors. The siting of the existing link-attached garage and rear extensions has created a small courtyard area. In doing so, the proposed infill extension would be sufficiently screened from neighbouring properties by the existing garage, extensions, and boundary treatments. Consequently, it is considered that the proposed infill extension would not lead to the overshadowing, loss of light, overlooking and/or loss of privacy to neighbouring properties. As such, it is considered that the proposed development would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received with respect to the proposed development.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and recommended for approval subject to appropriate planning conditions.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00624 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 and Site Plan (Received 31 May 2022)
Existing and Proposed Elevations (Received 31 May 2022)
Existing Ground Floor Plan (Received 31 May 2022)
Proposed Ground Floor Plan (Received 31 May 2022)
Proposed Section Drawing AA (Received 31 May 2022)

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.