
Site Address:	15 Yew Tree Road, Hayling Island, PO11 0QE		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01093	Expiry Date:	22/12/2021
Applicant:	Mr Butler		
Agent:	Shawn Lambert	Case Officer:	Joseph Toole
	PWP Architects		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

15 Yew Tree Road, Hayling Island, is located to the north side of Yew Tree Road. The application site is a semi detached two storey property comprising white render and clay tile hanging and roof tiles. Vehicular access is from Yew Tree Road with parking to the front.

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

Note - Due to Corona virus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

02/61457/000 - Single storey side extension, PERM,29/08/2002

3 Proposal

Single storey 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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 I Scott Hayling West

No Comment.

County Ecologist

The application is not accompanied by any ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. From my review of the submitted documents I would not raise any concerns in relation to ecological matters for the majority of proposed works. I note that an amended elevations plan (PWP drawing 1300C) have removed the proposed works to the rear dormers. On this basis I would therefore state that there are unlikely to be any ecological constraints to the proposed works. Ecological assessment is not necessary.

Hampshire Biodiversity Information Centre

On site Notable and protected species Bat Roost

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
There seems to be a lack of documentation - no application form The application would show if there was any intention to remove trees as part of the plan Does the applicant plan to keep the trees shown on the plan?	The application form was added to the application The applicant's agent confirmed there are no trees proposed to be removed as part of the work apart from a small grape vine under the canopy, this will hopefully be relocated.

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 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 development would involve the removal of the existing rear canopy and be replaced by a single storey rear extension. It would have a width of approximately 10.5 metres, a depth of approximately 4 metres with a flat roof with rooflights having a maximum height of approximately 3.4 metres. There would also be a woodburning stove flue on the roof to the back of the property.

7.4 The proposed rear extension would have timber looking cladding with a flat roof design. This is considered to be of an acceptable design being located to the rear of the property.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing canopy. Therefore, it is considered to be in keeping with the character of the 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 On the north-east side there would be no side windows within the proposed rear extension. It would go close to the shared boundary with No.17 Yew Tree Road and would be partly screened by the existing 1.8 metre high fencing. Due to the proposed roof design and replacing the existing canopy it is not considered to have an adversely negative impact on the occupiers of No.17 in terms of appearing overbearing or resulting in the harmful loss of light.

7.8 On the south-west side there would be no side windows within the proposed rear extension. It would be slightly offset from the shared boundary with No.13 Yew Tree Road and partly screened by the existing 1.8 metre high fencing. Due to the proposed roof design and replacing the existing canopy it is not considered to have an adversely negative impact on the occupiers of No.13 in terms of appearing overbearing or resulting in the harmful loss of light.

7.9 To the rear there would be bi-folding doors within the proposed rear extension. These would face out onto the rear garden and would be screened by the existing 1.8 metre

high fencing along all boundaries therefore it 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) Ecology

- 7.11 The property has bat roost on site. Originally the proposal involved alterations to the dormers however this was removed. The County Ecologist was consulted and raised no objection.

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/21/01093

- 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, Existing Ground Floor Plan and Elevations - 5753 1100C
Proposed Floor Plan - 5753-1200B
Proposed Elevations - 5753-1300C
Proposed Side Elevations - 5753-1301
Section AA and Construction - 5753-1400
Proposed Section BB - 5753-1401A
Proposed Section BB (2) - 5753-1401A

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.