
Site Address:	11 Chichester Avenue, Hayling Island, PO11 9EZ		
Proposal:	Single storey rear extension, revision to approved APP/20/00049.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00267	Expiry Date:	03/06/2022
Applicant:	Mr D McGregor		
Agent:	Mr P Walker	Case Officer:	Selina Donophy
	P Walker MRICS		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the West side of Chichester Avenue, Hayling Island. The property is constructed of brick and white render, with a small dormer addition to the front roof slope. The site has a low brick boundary wall bordering the public highway, with a gravel driveway towards the front of the property.

2 Planning History

APP/20/00049 - Single storey side and rear extensions., PERM,05/03/2020

3 Proposal

Single storey rear extension, revision to approved APP/20/00049.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

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: 6

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) Flood zone

(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 This proposal is a resubmission of APP/20/00049 whereby revisions have been made to the side/rear extensions. As part of this proposal the previously approved side extension would no longer be part of the submission which included the ensuite, wc and bedroom extension . The side extension would now include a dressing room and

bedroom to the rear and the total depth of the rear extension would increase by approximately 1 metre. The extensions would be of the same style as previously approved with the same height and with a flat roof with a raised lantern rooflight rotated from previously approved . On the south elevation there would be a window serving the family room and there would be no additional windows on the north elevation wall- the rear doors would also be made larger.

- 7.4 Whilst the rear extension would be increased in size, the previously approved side extensions would be reduced in size and the bulk of the extensions would not be highly visible from the streetscene . The materials would include brickwork and render to match existing and the proposal is considered to have a limited impact on the host dwelling and wider 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 North of the application site is no 13 Chichester Avenue . No 13 has windows situated on the side elevation - the window closest towards the front of the property serves a bedroom and the window towards the middle serves a bathroom. Towards the rear there is a door and then another window which has been blocked up where the property has been extended to create a lounge to the rear with large bi-fold doors to the rear elevation. Whilst the rear extension at no 11 would be increased in depth, this is not considered to result in harmful overshadowing or overbearing impact to this property.
- 7.7 To the South of the application site is no 6 Chichester Avenue. As this would not come close to the boundary on this side, the proposal is not deemed to have any impact on the amenity of this property.
- 7.8 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) Flood zone

- 7.9 The site is located within Flood Zone 2 , a Flood Risk Assessment has been provided demonstrating that flood mitigation measures would be put in place.

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/22/00267

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 block plan uploaded on the 05.04.2022

Proposed elevations uploaded on the 05.04.2022

Proposed ground floor plan uploaded on the 05.04.2022

FRA uploaded on the 08.04.2022

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.