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11 JUL 2022

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Mr N Tuttle
33 Kings Road
Hayling Island
PO11 0PD

Our Ref: **GEN/22/00505**
Direct Line: (023) 02392 446556
Ask For: Mr L Ford
Email: planning.development@havant.gov.uk
24 June 2022

Site Location: 33 Kings Road, Hayling Island, PO11 0PD

Re: Retrospective planning advice about rear extension.

Dear Mr Tuttle,

I am writing to you about your planning enquiry received on 27 May 2022 regarding a rear extension at the above property. As I understand from the submitted information and our telephone conversation a few weeks ago, a previous rear extension has been demolished and a new larger rear extension has been constructed to a depth, width, and height of approximately 3.9m, 6.3m and 2.8m respectively.

The enlargement, improvement and/or alteration to a dwellinghouse is covered under **Schedule 2, Part 1, Class A** of the Town and Country Planning (General Permitted Development) (England) Order 2015, hereon referred to as the **GPDO**. In general, formal planning permission is not required providing that the works comply in full with the following criteria under Class A:

- As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (excluding the original dwellinghouse) must not exceed 50% of the total area of the curtilage.
- The extension will be wholly within the curtilage of the property with no encroachment into neighbouring properties by way of foundations, roofing or guttering.
- No part of the extension will be sited forward of the principal elevation or side elevation fronting a highway.
- No part of the extension will exceed the height of the highest part of the existing dwelling.
- **Single-storey rear extensions must not extend beyond the rear wall of the original house by more than 3 metres if an attached house.**
- The limit for single storey rear extensions can be extended to 6 metres if an attached house; this is subject to the submission of a **prior notification** application to the Local Planning Authority - details of which are available upon request.
- The extension must not exceed 4 metres in height.
- When located within 2m of any boundary, the eaves of the extension must not exceed 3 metres in height.
- The height of the eaves of the extension must not exceed the height of the eaves of the existing dwellinghouse.
- **A side extension must be single storey, with maximum height of 4 metres and a width of no more than half that of the original house.**
- **The external materials used must be similar in appearance to the existing house (other than the materials used in the construction of a conservatory).**
- The proposal must not include the addition of verandas, balconies or raised platforms.

I have highlighted the criteria of relevance in **bold**. In considering the above, I am of the **opinion that formal planning permission is required for the new rear extension**. The reason is because the new rear extension is more than 3m beyond the original rear wall of the semi-detached property.

Notwithstanding the above, I note that Planning Permission was granted in March 1993 for the erection of the existing side garage (ref. **93/58094**), and that Planning Permission was later granted in November 2010 to convert and extend the side garage to the rear to provide living accommodation (ref. **APP/10/00635**). As the new rear extension is connected to the existing side and rear extensions (which previously accommodated the garage), we must consider all extensions (existing and new) which are joined as one total combined extension to the original dwellinghouse – see Criterion (ja) under Schedule 2, Part 1, Class A of the GPDO. In doing so, we have to consider the total combined extension as both a side and rear extension which provides further justification for the requirement of formal planning permission.

Flood Issues

The property is in Flood Zones 2 and 3, and climate change modelling has predicted that the property will also be in a future flood zone. Any future planning application would constitute minor development in Flood Zone 3. As such, you will need to have regard to flood resilience measures and submit a Flood Risk Assessment (FRA) and the attached Environment Agency (EA) form. You can find further advice on the Government's website here:

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minor-extensions>

What Next?

You will need to submit the following to the Council as part of a retrospective householder planning application:

- A completed **Householder Application Form** – *please find attached*.
- A **Fee** of £206.00.
- A **Red Line Plan** at scale 1:1250.
 - This must include an OS licence number or download details (not Land Registry or Google), a North Point and road names (1 or 2).
- A **Block Plan** at scale 1:500.
 - This must include a footprint of the proposed development.
- **Existing and Proposed Floor Plans** to scale.
- **Existing and Proposed Elevation Plans** to scale.
- **Flood Risk Assessment (FRA)**.
- **Householder Extensions in Flood Zones 2 & 3 Form** - *please find attached*.

Please note, the above comments are the opinion of an individual planning officer and are in no way binding upon the Council when determining any future applications for planning permission, and nor will they prejudice the outcome of any applications submitted. This advice also only relates to planning matters and does not relate to any other application that may be required under Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under Building Regulations, please contact the Building Control Team (BCT) via email at bct@havant.gov.uk or by calling the Team on 02392 446571.

Yours sincerely

Mr L Ford
Planning Enquiry Officer

