
Site Address:	21 Beach Road, Hayling Island, PO11 0AA		
Proposal:	Single storey rear extension.		
Application No:	APP/21/01221	Expiry Date:	18/01/2022
Applicant:	Mr and Mrs Warner		
Agent:	Mr Porter	Case Officer:	Joseph Toole
	C&L Management		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

21 Beach Road, Hayling Island, is located to the west side of Beach Road. The application site is a detached two storey property comprising red brick and red concrete roof tiles. Vehicular access is from Beach 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 Coronavirus 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

05/66801/000 - Single storey extension to front and rear elevations. First floor extension above part of garage., REF,19/09/2005
05/66801/001 - Single storey extension to the front and rear elevations. First floor extension above part of garage., PERM,23/12/2005
06/66801/002 - Single storey rear extension, part garage conversion to living accommodation. Single storey extension to garage with new pitched roof., PERM,28/06/2006
09/66801/003 - Single storey front extension and two storey rear and side (west) extension., REF,26/05/2009
APP/10/00587 - Single storey front extension., PERM,03/11/2010

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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.

Southern Gas Networks - stage 1

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: 40

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) Flood Risk

(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 demolition of the existing rear extension and the construction of single storey rear extension. It would have a width of approximately 7.8 metres, a depth of approximately 2.6 metres with a lean to roof having a maximum height of approximately 3.8 metres.
- 7.4 The proposed development would have brickwork and tiles to match the existing property. This is considered to be inkeeping with the context of the main dwelling.
- 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. Therefore, it is considered to be inkeeping 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 south side there would be no side windows within the proposed rear extension. The proposed extension would be screened by the existing hedging on this side and as a result is not considered to appear overbearing or result in the harmful loss of light to the occupiers of the neighbouring flats at Victoria Court.
- 7.8 On the north side there would be bi-folding doors within the proposed rear extension. This would be screened by the existing 1.8 metre high fencing along the shared boundary with No.23 Beach Road. As the proposed extension would be offset from the north boundary it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.23.
- 7.9 To the rear there would be bi-folding doors and a window facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing and hedging along the boundaries 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) Flood Risk

- 7.11 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.12 The built development is Flood Zone 2/3. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

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/21/01221 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 Plan - 1148-100A
Existing and Proposed Site Plans - 1148-101A
Proposed Floor Plans - 1148-300B
Proposed Elevations - 1148-301B
Roof Plan - 1148 400B

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.