
Site Address:	10 St Helens Road, Hayling Island, PO11 0BT		
Proposal:	Single storey side extension and car port		
Application No:	APP/22/00158	Expiry Date:	28/04/2022
Applicant:	Mr & Mrs Micklewright		
Agent:	Mr I Murray	Case Officer:	Denise Sheath
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises of a large two-storey detached dwelling situated along St Helens Road, Hayling Island. The ground floor is finished in facing brick work with the first floor cream rendered. It has a large front garden laid to lawn with a gravel driveway leading up to the attached garage which is set behind the rear building line of the house.

2 Planning History

09/73572/000 - Single storey rear extension. PERM - 07/08/2009

3 Proposal

Single storey side extension and car port

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

Not required.

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: 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

(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 proposal is for a single storey open sided car port with a Mansard pitched roof. The proposed carport will have a width of 5.7m front the front side elevation, a depth of 9.6m attaching to the existing garage located to the rear eastern side elevation of the property, the car port would have a maximum height of 3.2m. The proposed carport will be located to the eastern side elevation of the property with a 1.4m distance from the eastern boundary and a 7.7m from the front boundary facing the highway.

7.4 The proposed car port would be visible from the street scene along St Helens Road. There would be partial screening to the front and eastern elevations in the form of the hedging which forms the boundary treatment. The carport would be screened by the main dwellinghouse to the western elevation and the open sided design would limit any adverse impact of the proposal. Therefore, on balance it is deemed acceptable.

7.5 The second element of the proposal is for a single storey side extension which would extend the existing hall entrance and downstairs W.C located within the eastern side elevation of the property, the width of the side extension would protrude a further 1.5m with a depth of 4.3m the extension would be located within the carport area and would be constructed with brick to match the existing dwelling. It is not considered that the proposed side extension element would have an adverse impact on the character of the dwelling nor the streetscene and would therefore be considered acceptable.

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 The proposals would not be readily visible to the neighbouring properties to the western

and rear elevations due to their location, it is therefore considered any impact upon these neighbouring properties would be minimal and acceptable.

- 7.8 The proposals would have a distance in excess of 35m from the neighbouring properties to the front, these neighbouring properties would be mainly screen by the hedging and shrubbery along this front elevation of the application site and the hedging, shrubbery and trees within the front boundary of their properties. It is therefore considered that any impact upon these neighbouring properties would be considered acceptable.
- 7.9 The proposed carport would have a distance of 1.4m from the eastern boundary shared with No.8 St Helens Road, the proposed carport and extension would be screened by the high hedging and shrubbery along this shared boundary which would limit the impact of the proposal. In the future if the hedging was removed the proposal would still have a limited and acceptable impact upon this neighbouring property due to its 1.4m distance from the boundary and 2.4m distance from the facing side elevation.
- 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.

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/22/00158 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:

Application Form - Received 03 March 2022
Design and Access Statement - Received 03 March 2022
Existing Site and Location Plan - Drawing No. A101 - Received 03 March 2022
Existing Floor Plans - Drawing No. A102 - Received 03 March 2022
Existing Elevations - Drawing No. A103 - Received 03 March 2022
Existing Sections - Drawing No. A104 - Received 03 March 2022
Existing 3D Views - Drawing No. A105 - Received 03 March 2022
Proposed Site and Location Plan - Drawing No. A111 - Received 03 March 2022
Proposed Floor Plans - Drawing No. A112 - Received 03 March 2022

Proposed Elevations - Drawing No. A113 - Received 03 March 2022
Proposed Sections - Drawing No. A114 - Received 03 March 2022
Proposed 3D Views - Drawing No. A115 - Received 03 March 2022

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.