
Site Address:	6 Burgess Close, Hayling Island, PO11 9QT		
Proposal:	Single storey rear extension.		
Application No:	APP/22/00050	Expiry Date:	09/05/2022
Applicant:	Mr Golt		
Agent:		Case Officer:	Denise Sheath
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached single storey chalet bungalow with elevations comprising brick, white render, UPVC cladding and a concrete tiled pitched roof. The property already benefits from an existing single storey flat roof extension to the eastern side elevation and a single storey flat roof extension to part of the rear elevation of the property.

The site is relatively level with open vehicular access to the driveway providing off road parking provision and access to the single storey garage to the rear.

The property is located to the east corner of Burgess Close and benefits from a relatively large front garden area which is laid to lawn. The rear garden is enclosed by a close boarded timber fence which is approximately 2 metres in height and is also laid to lawn.

2 Planning History

APP/16/00937 - Demolition of conservatory. Erection of single storey side and rear extension. PERM - 31/10/2016

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

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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 flat roof rear extension. The proposed extension will be an infill extension from the rear western elevation of the main dwellinghouse attaching to the existing single storey flat roof rear extension approved by planning permission APP/16/00937.
- 7.4 The single storey rear extension would not be visible from the public realm and therefore is not considered to result in any adverse impact on the visual amenity of the locality.
- 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 The proposal would not be readily visible to the neighbouring property directly to the east (No.55 Creek Road) due to its location to the south west elevation of the property. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.7 The proposal would have a distance of approximately 40m from the rear facing elevations of the neighbouring properties to the south east (No.51, 51A and 53 Creek Road). It is therefore considered any impact upon these neighbouring properties would be minimal and acceptable.
- 7.8 The proposal would have a distance of 2.7m from the shared boundary and approximately 5.5m from the side facing elevation with the neighbouring property to the west (No.7 Burgess Close), the proposal would be partially screened by the existing boundary treatment which consists of 1.8m high wooden fencing. It is not considered that the proposal would create a loss of light or outlook nor would it have an overbearing impact upon this neighbouring property. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 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/22/00050 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 14 March 2022

Location Plan - Received 14 March 2022

Block Plan - Received 14 March 2022

Existing and Proposed Rear Elevation Plan - Received 14 March 2022

Existing and Proposed Front and Eastern Side Elevation - Received 14 March 2022

Existing and Proposed Western Side Elevation - Received 26 April 2022

Existing Ground Floor Plan - Received 14 March 2022

Proposed Ground Floor Plan - Received 14 March 2022

Existing and Proposed First Floor Plan - Received 14 March 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.