
Site Address:	8 Ramsey Road, Hayling Island, PO11 9HA		
Proposal:	Rear two storey and side second storey extension with balcony to front elevation		
Application No:	APP/21/01212	Expiry Date:	06/01/2022
Applicant:	Mr Upton		
Agent:	Mr I Murray	Case Officer:	Selina Donophy
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey attached dwellinghouse located on the north side of Ramsey Road, Hayling Island. This property is of pitched roof design with elevations formed from brickwork and tile hung. To the east side of the property is an attached flat roof garage and towards the front is a gravel driveway providing parking space. This property forms part of a set of 4 properties which are of the same design, one of which has been extended to the side at first floor level. The area is residential in character with a mixture of property styles.

2 Planning History

None relevant

3 Proposal

Rear two storey and side second storey extension with balcony to front elevation

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
E1* (High quality design)

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: 2

Comment	Officer Comment
Comment:We object on the grounds of lack of daylight, imposing on my own property, invasion of privacy, as a woman who lives on her own it would be daunting to have such a large scale project going on through all hours of the day. We also feel that such a modern development would be out of keeping with Ramsey road and as a long term resident of over 40 years I feel it will effect the over all appearance of the area/road.	Please see 'Planning Considerations' section of the report
The proposed extension will effect available light and possibly privacy in10 Ramsey Road. Design appearance and layout is likely to clash with the aesthetics of 10 Ramsey Road - and other very similar prebuilt properties on the road: specifically (8-12).	Please see 'Planning Considerations' section of the report.

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) Parking
- (v) CIL

(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 comprises a two storey and first floor side extension. The first floor extension would be sited above the existing garage. This has been amended with the front elevation set further back by approximately 75 cms due to case officer concerns that the extension should appear more subservient in context to the host dwelling. The front elevation would feature a door with a balcony created from the flat roof of the garage and this would serve the newly created first floor bedroom (bedroom 4) . To the rear would be a two storey extension with a depth of approximately 2.5 metres infilling the space between where the existing rear porch is and the rear elevation wall. This space would create a family bathroom located towards the rear at first floor level served by a rear elevation window and a utility room at ground floor level with a door leading out into the rear garden. The side extension would have a hipped roof . Proposed materials include tile hanging to match the existing front facade and roof tiles to the roof to match existing.

7.4 The proposed first floor and two storey side extensions would evidently be a visible feature within the streetscene. There are 4 properties of similar design including no 8 in a formation along Ramsay Road however as this property forms the end of the set of properties, the alteration to the far side is not considered to disrupt this pattern of development as immediately to the east of the site, the property styles change to pitched roof bungalows. No 12 Ramsay Road has been developed at two storey level to the side, however this is set further back towards the rear of the property. The proposed extension roof would be set down and the front wall would be set back behind the front facade and on balance this is considered to go some way in softening the appearance of the extension in contrast to the host dwelling. The proposed balcony to the front elevation would be a new addition to the streetscene however the impact is not deemed to be harmful . The materials proposed would also be in keeping with the host dwelling.

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 east of the application site is no 6 Ramsay Road which is a pitched roof bungalow that projects beyond the rear of no 8 towards the rear. The proposed balcony would have views across the front garden area and road. There are two windows on the adjacent side elevation of no 6 at ground floor level - historic planning records show one of these windows to serve the garage and the window behind the garage window to serve a dining room. The dining room window would be set back behind the balcony area. No 6 has an opaque lean to roof installed above these windows and therefore any impact on these windows is considered to be limited.
- 7.7 To the west of the application site is no 10 Ramsay Road which is a two storey property of the same design. The proposed extension would be located on the opposite side of no 8 and therefore would not impact the amenity of no 10. The proposed balcony would have views over the front garden areas and the road and not into private amenity spaces.
- 7.8 On the opposite side of the road to the south of the site is no 5 Ramsay Road which has a rear garden running alongside the road. The proposed balcony would be located approximately 20 metres north of the front boundary of no 5. There are existing windows in this siting and therefore there would not be unacceptable increased overlooking towards no 5.
- 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).

(iv) Parking

- 7.10 The bedroom number will be increasing from 3 to 4 bedrooms in total. As stipulated in the Havant Borough Design Guide this will require 3 parking spaces on site. As the garage is to be retained it is deemed there is parking space for 2 vehicles on the gravel driveway and therefore there is on site parking space to satisfy the parking standards.

(v) CIL

- 7.11 The proposed extension would not result in over 100 m² additional floorspace and is therefore not CIL liable.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01212 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:

A111.1 Site and location plan uploaded on the 30.11.2021

A112.1 Proposed floor plans uploaded on the 30.11.2021

A113.1 Proposed elevations uploaded on the 30.11.2021

A114.1 Proposed site sections uploaded on the 30.11.2021

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the rear elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.