

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling West Ward

No comment

Councillor R Raines - Hayling East

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This proposal comprises a parapet/flat roof side and rear extension following the demolition of the existing detached garage located to the rear of the property and the conservatory/extension. The extension would be set back from the front elevation by approximately 3.2 metres and set in from the side (north) wall by approximately 3 metres, forming an L shape around the south west corner of the property. The

extension would have a flat roof with a height of approximately 3.4 metres , total width of 9.6 metres and depth beyond the rear elevation wall of 5 metres . Towards the side the extension would have a width of 3.4 metres and a total depth of 9 metres. This space would create a garage to the side with garage doors to the front elevation - to the rear of that would be a utility room and w/c - there would be a side elevation window (south facing) serving the wc and a window and doorway to the utility room on the rear elevation. The remaining space would form a kitchen/dining area with large bi-folding doors to the rear and a window to the side elevation (north facing) serving the kitchen. There would be one rooflight set in the roof above the kitchen. Proposed materials include brickwork to match existing.

- 7.4 The proposed extension is considered to be large in scale , adding considerable floorspace to the existing footprint of the property (approximately 55m²) . The parapet roof is fairly extensive and is not judged to be subservient in design/scale to the existing dwelling. Despite this, the majority of the extension would be located to the rear of the property which is also set considerably back from the road and therefore not highly visible from within the public realm . The side extension itself is not judged to be particularly out of keeping with the host property. On balance, whilst the extension is not considered to be particularly sympathetic in appearance it is not deemed to cause harm to the character of the area . The scale is deemed to be easily accommodated within the plot size therefore would result in overdevelopment of the site and proposed use of materials would add some continuity with the extension and the existing building.
- 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 north of the application site is no 51 St Leonards Avenue. No 51 has been extended towards the rear at single storey level - there are windows on the rear elevation of this extension. The proposed extension at no 49 would be set off this side boundary by approximately 4.5 metres. Whilst it would project slightly further out, it would not infringe upon the 45 degree line taken from the mid point of the closest window at no 51 and therefore would not result in any overshadowing . There would be a ground floor window located on this side serving the kitchen however this would not result in any harmful overlooking back towards private amenity spaces .
- 7.7 To the south of the application site is no 47 St Leonards Avenue. No 47 has been extended towards the rear and this runs alongside the shared boundary. The proposed extension would be located on the side adjacent with no 47 with a separation distance of approximately 1.3 metres . Whilst the extension would have a reasonable roof height, it would not result in any overshadowing or overlooking to amenity spaces at no 47 due to the existing building line.
- 7.8 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00731

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, existing block plan Drawing No. BA116-01-001
Proposed ground and first floor plans Drawing No. BA116-02-102
Proposed block and site plan Drawing No. BA116-02-101
Proposed elevations Drawing No. BA116-02-104
Proposed roof and section Drawing No. BA116-02-103
Design and Access Statement

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.