
Site Address:	33 Park Road, Hayling Island, PO11 0HT		
Proposal:	Single storey side extension to replace existing single storey structure.		
Application No:	APP/22/00101	Expiry Date:	13/04/2022
Applicant:	Mr and Mrs Wren		
Agent:	Mr M Farrer	Case Officer:	Lewis Ford
	M F Designs Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 33 Park Road, Hayling Island, PO11 0HT. The site comprises a 2.5 storey detached dwellinghouse which includes white rendered walls, a slate tiled roof and UPVC windows with black cills. A detached single-storey garage is set forward from the principal elevation and comprises a similar finish to that of the main dwellinghouse. Finally, the site is in a residential area which comprises properties of varying masses, bulks, tenures, materials, and designs, although the use of white render does appear to be a consistent material along the streetscene.

2 Planning History

APP/21/01291 - Application for Certificate of Lawfulness relating to proposed removal of existing single storey flat roofed side extension to replace with new pitched roof single storey extension., WD,09/02/2022

3 Proposal

Single storey side extension to replace existing single storey structure.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable

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

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.

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

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.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 The applicant previously applied for a Lawful Development Certificate (LDC) under reference APP/21/01291 for the removal of the existing single-storey side extension and the delivery of a replacement single-storey side extension. However, the application was withdrawn on 09 February 2022 after a planning history search discovered that the existing single-storey side extension was likely to have existed on 01 July 1948. As such, the existing extension would constitute part of the “original” dwellinghouse as defined in the MHCLG’s Permitted Development Rights for Householders Technical Guidance (September 2019). In light of the above, the proposed replacement single-storey side extension would not have met all the criteria set out under **Schedule 2, Part 1, Class A** of the Town and Country Planning (General Permitted Development) (England) Order 2015. Following the above being communicated to the agent, the LDC application was withdrawn, and a householder planning application – the basis of this report – has been submitted.
- 7.2 Having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:
- (i) Principle of Development
 - (ii) Impact on the Character of the Area & Appropriateness of Design
 - (iii) Impact on Neighbouring Properties
 - (iv) Impact on the Sewer Line
- (i) Principle of development
- 7.3 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.
- (ii) Impact on the Character of the Area & Appropriateness of Design
- 7.4 The Havant Borough Design Guide SPD states that side extensions should be smaller, modest, and subservient in comparison to the main dwellinghouse so not to dominate the main frontage. In addition, the SPD explains that extensions should look to the existing dwellinghouse and its neighbours as the main reference points for appearance, materials, and detailing. In this instance, the proposed development is a replacement single-storey side extension – albeit slightly larger – and would include materials to match the existing dwellinghouse.
- 7.5 The existing single-storey side extension is currently used as a larder and utility room, whilst the proposed replacement single-storey side extension would allow for an extension to the existing kitchen along with a new seating area and new utility room. In comparison to the existing single-storey side extension, the proposed replacement single-storey side extension would have:
- A width of approximately 4.55m (no change); and
 - A depth of approximately 4.5m (an increase of 0.3m to 0.65m); and
 - A height of approximately 4m (an increase of 1.1m to 1.65m).

- 7.6 The existing side extension comprises two parts. The first part adjoins the existing dwellinghouse and is flush with the principal elevation, whilst the second part is set back slightly creating an overall staggered principal elevation. The proposed replacement extension would be slightly larger in size and would be entirely flush with the principal elevation of the existing dwellinghouse. This would improve the appearance of the dwellinghouse from the streetscene as it would create a uniform principal elevation. In addition, the proposed replacement extension would comprise white rendered walls, a slate tiled roof, and white UPVC windows and doors. All the above materials would match the materials and finishes of the existing dwellinghouse which is recommended by the Design Guide SPD.
- 7.7 In terms of the roof, the existing extension includes two sections of flat roof whilst the proposed extension would include a hipped roof with a maximum ridge height of 4m. The Design Guide SPD advises against flat roofs and states that the roof of an extension should reflect that of the main building in terms of its angle, eaves details and materials. In this instance, the proposed replacement roof would reflect and broadly match the angle, detail, and materials of the roof of the existing dwellinghouse.
- 7.8 At present, the existing side extension cannot be easily seen from the public highway (and, therefore, the greater streetscene) as the existing garage is situated in front of it. The existing garage is due to remain and would be in front of the proposed replacement extension with a separation gap of approximately 1.9m. As such, the only element of the proposed replacement extension to be seen from the streetscene would be the proposed slate tiled roof. Given that the delivery of the proposed slate tiled roof would enhance, and complement, the appearance of the side extension when considered in relation to the existing dwellinghouse, it is not considered that the proposed replacement side extension would have a negative impact on the streetscene nor the character of the area.
- 7.9 The design and appearance of the proposed replacement extension is considered appropriate in the context of the application site and its locality. The proposed replacement extension would comprise matching materials and would create a uniform principal elevation when considered in relation to the existing dwellinghouse. As such, the proposed replacement extension is considered to have used the characteristics of the existing dwellinghouse to inform its design and massing. Moreover, the proposed replacement extension is considered to be acceptable as it would not result in an adverse impact on the visual amenity of the locality and, therefore, it would meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Impact on Neighbouring Properties

- 7.10 The Havant Borough Design Guide SPD states that gaps between buildings should be retained to help form the local character and pattern of development. The proposed replacement single-storey side extension would be 0.3m to 0.5m from the site's eastern side boundary and the neighbouring eastern property – No.31 Park Road. However, it is noted that the roof slope would meet but not overhang the eastern side boundary at the south-eastern corner of the proposed replacement extension due to the angle of the boundary line. The Design Guide SPD states that single-storey side extensions should be at least 1 metre from the boundary with adjacent properties; however, the proposed replacement extension would be no wider than the existing side extension and, therefore, would not protrude any closer to the neighbouring eastern property than that of the existing extension. As for the roof slope, it is not

considered that this would have a detrimental impact on the neighbouring occupants.

- 7.11 The Design Guide SPD also states that extensions should not have any adverse effects on neighbouring properties in terms of overshadowing, loss of light and/or loss of privacy. It is considered that the proposed hipped roof – which would be more than 1m taller than the existing flat roof - would not have an adverse impact on the light received by the windows on the western side elevation of No.31 Park Road. In addition, the proposed 2no. velux roof lights – 1no. on the front roof slope and 1no. on the rear roof slope – would be situated closer to the existing dwellinghouse and are not considered to result in the loss of privacy of No.31 Park Road. Finally, it is noted that the proposed replacement extension would not have any windows and/or doors on its eastern side elevation which faces No.31 Park Road.
- 7.12 Consequently, it is considered that the proposed replacement side extension would not appear overbearing. In addition, it would have a limited and an acceptable impact on neighbouring properties and, therefore, it would meet the requirements of Policy CS16 in the HBLP (Core Strategy). It is noted that no letters of objection have been received with respect to the proposed replacement extension.

(iv) Impact on the Sewer Line

- 7.13 A Southern Water Foul Sewer Line and Surface Water Sewer Line run parallel with the application site under the adopted public highway. Although it is believed that the proposed development would be over 12m away from the sewer lines, Southern Water has advised that it may be possible that a sewer (now deemed to be public) could be crossing the application site. Southern Water has advised that, in the instance that any sewer is found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works can commence on site. In acknowledging Southern Water's comments, an appropriate planning condition has been proposed – see Planning Condition No.4.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development 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/22/00101 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:

Drg No: 3285 EX_01A – Existing Plans

Drg No: 3285 P_01A – Proposed Plans

Drg No: 3285 P_02 – Location and Block Plan

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 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to, and approved in writing by, the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) Policies CS19 and DM10 and the National Planning Policy Framework.