
Site Address:	39 Meath Close, Hayling Island, PO11 9QN		
Proposal:	Single storey rear extension with replacement balcony.		
Application No:	APP/21/01414	Expiry Date:	16/02/2022
Applicant:	Mr & Mrs Robinson		
Agent:	Ms S Roberts	Case Officer:	Joseph Toole
	Critchley Architecture and Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

39 Meath Close, Hayling Island, is a two storey end of terrace property located to the south side of Meath Close. The property comprises of cream render, black and grey cladding. Vehicular access is from Meath Close with parking to the front.

The property is located within a residential area with some surrounding properties of similar style and design and others differing.

The property is located within Flood Zone 2.

2 Planning History

APP/19/00010 - Single storey rear and side extension with part pitch and part flat roof.
, PERM,12/03/2019

APP/19/00772 - Non material amendment relating to change from part pitch/part flat roof to flat roof with lantern., PERM,04/09/2019

APP/21/00974 - Prior Approval for the enlargement of a dwellinghouse consisting of the construction of one additional storey, immediately above the topmost storey of the dwellinghouse, with a maximum height of 9.035 metres, together with any engineering operations reasonably necessary for the purpose of that construction.
, PAY,11/11/2021

3 Proposal

Single storey rear extension with replacement balcony.

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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling East

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: 6

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
- (iv) Flood Risk
- (v) Ecology

- (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 rear extension to be used as a utility room and extended kitchen space. It would have a width of approximately 5 metres, a depth of approximately 2 metres with a flat roof which would be used as a balcony at first floor level. There would be a brick wall and glass balustrade around the balcony.
- 7.4 The proposed rear extension would have white render to match the existing property. The glass balustrade and wall are considered to be of an acceptable design. Therefore, the proposed development is considered to be inkeeping with the context of the main dwelling.
- 7.5 The proposed rear extension is considered to be of an appropriate size in terms of the retained amenity space. Furthermore, all other properties along the terrace have balconies and being a replacement this is considered to be acceptable. Therefore, it is considered to be inkeeping with the character of the area.
- 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 On the east side there would be no side windows within the proposed rear extension. The proposed balcony would create the same views already established on site therefore considered acceptable.
- 7.8 On the west side there would be a set doors within the proposed rear extension. This would face out onto the shared boundary with No.38 Meath Close. This view would be screened by a low brick work and hedging along the shared boundary thus not considered to cause harmful overlooking. The proposed extension would be offset from the shared boundary thus not considered to appear overbearing or result in the harmful loss of light. The proposed balcony would create the same views already established on site therefore considered acceptable.
- 7.9 To the rear there would be bi-folding doors facing out onto the rear garden. This is not considered to cause harmful overlooking. The proposed balcony would create the same views already established on site therefore considered acceptable.
- 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.

(iv) Flood Risk

- 7.11 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.12 The built development is Flood Zone 2. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(v) Ecology

- 7.13 The property is within 50 metres of early meadow grass. The proposed works are not considered to have a negative impact on the ecology of the area.

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/21/01414 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 and Block Plan - 121
Proposed Floor and Roof Plan - 421A
Proposed Elevations - 521
Flood Risk Assessment

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.