

---

|                 |                                            |               |                |
|-----------------|--------------------------------------------|---------------|----------------|
| Site Address:   | 32 Herons Way, Hayling Island, PO11 9FL    |               |                |
| Proposal:       | Proposed single storey side/rear extension |               |                |
| Application No: | APP/21/01345                               | Expiry Date:  | 10/02/2022     |
| Applicant:      | Mr Robinson                                |               |                |
| Agent:          | Mr C Mallen                                | Case Officer: | Selina Donophy |
|                 | Thorns - Young Ltd                         |               |                |
| Ward:           | Hayling East                               |               |                |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

This application site is a two storey, detached dwellinghouse located on the west side of Herons Way, Hayling Island. To the north the road forms a cul-de-sac. This property has a pitched roof with elevations of red brickwork. The area is residential in character.

## **2 Planning History**

APP/19/00688 - Crown lift 8No. Oaks - (G1) to 2.4m, crown clean and deadwood and sever Ivy. Mixed species to include Field Maple, Oak & Ash (G2), crown lift to 2.4m, deadwood and sever Ivy; Crown lift 10No.mature Oaks - (G3) to 2.4m, remove deadwood and remove split/decayed limb. , PERM,04/09/2019

## **3 Proposal**

Proposed single storey side/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  
E1\* (High quality design)

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Arboriculturalist, Havant Borough Council**

No objection the proposed extension is far enough away not to affect the Oak to the rear.

### **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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b>       | <b>Officer Comment</b> |
|----------------------|------------------------|
| 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
- (iv) Trees
- (v) Parking

- (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 single storey rear extension located alongside the northern boundary of the site, to the rear of the main property. The extension would project from the rear of the existing garage by approximately 6 metres and would have a flat roof with a raised lantern rooflight. It would extend beyond the rear elevation of the host dwelling by approximately 4.5 metres and would have a width of 5 metres and a height of 2.7 metres. This space would create a kitchen and allow for a reconfiguration of the internal space. Bi-fold doors would be located on the southern elevation of the extension and on the rear elevation of the main property and a window would also be sited on the rear elevation of the extension. Proposed materials include brickwork to match existing.
- 7.4 The proposed extension is considered to be relatively modest in size within context to the host dwelling. Materials proposed would be in keeping and would not appear incongruous in design. Whilst the rear garden would be reduced to approximately 9 metres depth where the extension projects, the remainder of the garden would exceed the 10 metre minimum garden length as stipulated in the Havant Design Guide and therefore it is judged that adequate garden amenity space would be retained following the additions to the dwelling footprint.
- 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 34 Herons Way. The proposed extension would be sited alongside the side boundary shared with no 34. There is an attached garage located on this side at no 34 which separates the bulk of the main property and the side boundary shared with no 32 by approximately 4.5 metres. There are no windows on the rear elevation of the garage and the extension is not considered to result in unacceptable harm to the amenity of this property.
- 7.7 To the south of the application site is no 30 Herons Way. The extension would be located on the other side of the plot and is not considered to result in any harmful impact to the amenity of this property.
- 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.

(iv) Trees

- 7.9 To the rear of the site is an oak tree. The Council's Arboricultural Officer has assessed the site and upholds no objection to this proposal.

(v) Parking

- 7.10 There are 4 bedrooms at the property which requires 3 parking spaces on site as outlined in the Havant Parking SPD. The removal of the garage would result in the loss of a parking space therefore the applicant has proposed a third parking space to

the front of the property with the space to be block paved. The applicant is aware that separate consent would be needed from the private road owner to drop the kerb.

## 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/21/01345

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:  
  
5273.21.1 REV B Existing and proposed plans  
Site location plan uploaded on the 16.12.2021  
Block plan with parking uploaded on the 01.02.2022  
Email confirming driveway materials uploaded on the 03.02.2022  
  
**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.
- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extensions hereby permitted being first brought into use and shall be retained thereafter for their intended purpose.  
  
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.