
Site Address:	16 Island Close, Hayling Island, PO11 0NA		
Proposal:	First floor side/rear addition.		
Application No:	APP/21/01226	Expiry Date:	20/12/2021
Applicant:	Mr Day		
Agent:	Mr P Walker	Case Officer:	Julie Terzoudis
	P Walker MRICS		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The subject site relates to a two-storey detached dwelling set on the corner at 16 Island Close, upon Hayling Island. An enclosed front porch is connected to an integral garage with parking for one vehicle on the access driveway. The front garden is open and lined with low shrubs and plants.
- 1.2 The surrounding locality incorporates wide grass verges with generous setbacks of over 10m from the public highway. Semi-mature and mature trees are dotted within the public realm and generous setbacks exist between the detached dwellings providing an open and spacious character within the locality.

2 Planning History

No planning history exists for the site.

3 Proposal

- 3.1 The application seeks planning permission for the construction of a first-floor side/rear extension which would be set above the existing single-storey side/rear extension on the eastern elevation. The extension would extend to a depth of 2.6m, with a double pitched ridge height of 6.3m for the roof and would run the width of the existing first-floor extension.
- 3.2 A Juliet balcony is proposed on the rear of the extension, with a single high-level window on the eastern elevation. Facebrick is proposed under a clay tiled roof to match those on the existing dwelling.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan
E1* (High quality design)

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Clare Satchwell - Hayling West

No comments received.

Councillor I Scott Hayling West

No comments received.

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: 10

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) Highways safety and 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 The proposed works would result in a prominent addition that would be decidedly visible within the street scene. Notwithstanding this, the proposed development is contained within the existing footprint of the dwelling, offers a generous set down from the ridge of the main roof, and proposes a double roof pitch reducing the overall roof mass.
- 7.4 The site offers a generous setback from the public highway and therefore the development would not present as an overbearing addition. The extension would retain subservience with the host dwelling and would not appear as an incongruous feature within the existing streetscene. No visual amenity concerns would be raised.
- 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, 2011). 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 The proposed development would be set on the eastern elevation fronting the public highway. The closest neighbour at No. 15 Island Close is set to the west of the site and would therefore be unaffected by the proposed development.
- 7.7 The introduction of a Juliet balcony on the rear elevation would provide opportunity for overlooking of the neighbouring rear gardens. However, two-storey dwellings with back-to-back gardens are an established character feature of the area and no additional overlooking would be introduced over and above that which is already available.
- 7.8 The window proposed to serve the extended bedroom on the eastern elevation is a high-level window and any limited views available would be toward the public realm.
- 7.9 Consequently, it is considered that the proposal would 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways safety and parking

- 7.10 The existing dwelling is a four bedroomed dwelling. The proposed development would increase the size of one bedroom and create an en-suite, but would retain the same number of bedrooms overall. As there is no increase in the number of bedrooms, there would be no requirement for the provision of additional on-site car parking spaces.

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/21/01226, 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
Existing Ground Floor Plan
Proposed Ground Floor Plan
Existing First Floor Plan
Proposed First Floor Plan
Existing Elevations
Proposed Elevations
Proposed Section AA
Proposed Section BB

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.