
Site Address:	2 Restawyle Avenue, Hayling Island, PO11 0PG		
Proposal:	Two storey side extension and garage conversion, with changes to fenestration.		
Application No:	APP/21/00976	Expiry Date:	13/10/2021
Applicant:	Mr O Wrighton		
Agent:	Mr M Choudhury	Case Officer:	Julie Terzoudis
	MC Architectural Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site relates to an end-of-terrace two-storey dwelling, located on the corner at 2 Restawyle Avenue, Hayling Island. An attached single-storey garage with a single parking space in front is set on the eastern elevation of the dwelling which connects to a single-storey porch extension. A large front garden wraps around the southern and eastern sides of the dwelling.
- 1.2 The immediate locality consists of a well-established residential neighbourhood, comprising predominantly short, terraced rows of 1950/60s two-storey dwellings.

2 Planning History

- 2.1 Although no planning history is recorded for this site with the local authority, the dwelling appears to have undergone a single-storey flat roof front and side extension prior to at least 2009 (according to Google StreetView).

3 Proposal

- 3.1 The application seeks planning permission for the construction of a two-storey side extension, with an eaves height of 4.5m and ridge height of 7.6m. The extension would be set atop of the existing attached garage to create a fourth bedroom and en-suite on the first floor. The attached garage would be subject to alterations and fenestration adjustments to facilitate the creation of an office, W.C., utility, and an extension to the kitchen on the ground floor.
- 3.2 Three on-site parking spaces are also proposed within the front garden area which would include a reworking of the extent of the existing hardstanding utilising a tarmac finish.

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)

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comments received.

Councillor M Wilson - Hayling East

No comments received.

Councillor R Raines - Hayling East

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We are adjoining neighbours, and this application has our support.	Noted.

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 a 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 be located in a prominent location on the dwelling itself,

and within the existing streetscene. A limited setback from the front elevation, and set down from the ridge height of the main roof, is provided for the two-storey extension. However, the width of the proposed extension is relatively narrow at only 2.6m and the extension would also incorporate a significant setback from the front boundary of the site. The proposed lower ground alterations are predominantly internal and are not considered to result in any visual impacts to the streetscene.

The overall fenestration arrangements would result in sufficient daylight for the new habitable spaces and would present as an acceptable visually balanced arrangement.

- 7.4 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

- 7.5 No overlooking would be introduced from the proposed long window within the first-floor side (east) elevation as available views would be primarily to the public realm. The lower panel window is also proposed obscure glazed.
- 7.6 Windows have been omitted from the northern elevation to remove any perceived overlooking. The nature of overlooking to the private amenity space from the rear of the surrounding properties is a designed feature of the estate, as can be seen from existing first floor windows on the rear elevation. However, as the proximity of the proposed extension would reposition the extent of the dwelling closer to the private rear amenity space serving No. 12 Kings Road, the removal of any closer perceived overlooking is welcomed. A single-roof light is proposed on the northern roof slope predominantly for light. Any views from this window would be oblique in nature.
- 7.7 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 that no objections were made to the proposed scheme, and that one letter of support was received.

(iv) Highways safety and parking

- 7.8 The existing dwelling is a three-bedroomed property. The proposal development would result in a four bedroomed dwelling which would require the provision of a minimum of three onsite parking spaces in accordance with Havant's Parking SPD 2016.
- 7.9 The application proposes to convert the existing garage to habitable accommodation, and therefore an internal on-site car parking space would be lost. However, part of the existing grassed area in the front garden would be turned over to tarmacadam to provide additional on-site parking for up to three vehicles. The level of parking on the site would result in three on-site car parking spaces, which would meet the requirement of Havant's Car Parking SPD 2016 and accord with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011. Many properties in the locality have on-site parking forward of the dwellings, and the proposed creation of additional on-site parking for 2 Rest-a-Wyle Avenue would not raise any highway safety concerns or parking issues.

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.

- 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:

COMBINED PLAN Drw. No. 01.01 REV P1

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.

- 4 Prior to the occupation of the extension hereby approved parking for 3 cars shall be provided in accordance with the details shown on the existing and proposed block plan Drawing No. 01.01 Rev P1. The associated hard surfacing shall be porous or drainage shall be provided to prevent water run off onto the adjacent highway.

Reason: To ensure adequate on site parking provision and to avoid flood risk having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS15 and DM13, Havant Borough Parking SPD together with the National Planning Policy framework.