
Site Address:	18 North Shore Road, Hayling Island, PO11 0HL		
Proposal:	Single storey rear extension and revisions to front elevation.		
Application No:	APP/21/00964	Expiry Date:	10/11/2021
Applicant:	Mr & Mrs Hart and Eyre		
Agent:	Mr I Murray	Case Officer:	Julie Terzoudis
	I J Murray Associates Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to a single-storey, chalet-style bungalow, located within an established residential area at 18 North Shore Road, upon Hayling Island. A generous front setback of 10.0m from the main road is provided for the dwelling, which allows for garden space forward of the dwelling. Parking is set to the front and rear of the site, where a single-storey garage is located and accessed by a long permeable paved driveway.
- 1.2 The locality comprises of a mix of single-storey and two-storey detached dwellings, with decent setbacks from the front boundaries providing an open verdant area, with large gardens and strips of verge vegetation. North Shore Road runs southwest to northeast approximately 70m from the coastline.

2 Planning History

No planning history exists for the site.

3 Proposal

- 3.1 The application seeks planning permission for the demolition of the existing rear conservatory, lobby and shower room, and for the construction of a single-storey rear extension to facilitate an open plan living area. Dimensions of 8m x 5m are proposed providing a floor area of 40 square metres, with a total flat roof height of 2.7m.
- 3.2 Alterations are also proposed to the front elevation of the dwelling to modernise and update the fenestration and re-landscape the front garden area. A replacement front and side boundary wall would also be erected forward of the dwelling at a height of 1.0m. The existing bay windows would be removed, and a flat roofed front porch erected.
- 3.3 The proposed works would be finished under a slate effect tile roof, with white render, Trespa wood cladding and stone tiling on the walls.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011

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.

Developer Services, Southern Water
Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

Langstone Harbour Board
The Board's Planning Sub Committee has considered this application and has no objections to the proposals.

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: 5

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

(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 single-storey extension would be set to the rear of the dwelling and not visible from the streetscene. No visual amenity concerns would be raised from the construction of the rear extension.
- 7.4 The application proposes a general upgrade across the front elevation of the main dwelling, which includes the removal of bay windows and replacement with flush encasements, and a mix of new materials across the front elevation and front gable. The front garden would also be reorganised, with a small verandah and associated flat roofed porch installed.
- 7.5 The materials proposed for the renovations on the front elevation would not directly match the existing materials on the main dwelling. However, the simple, modern form of the porch would complement the contemporary materials proposed for the dwelling. The selected proposed materials are also featured on several dwellings within the locality and would not appear wholly incongruous within the area. In conclusion, the proposed materials are muted and inoffensive and would visually complement the existing dwelling and wider locality.
- 7.6 The replacement 1.0m high front boundary wall would replicate the height and position of the existing boundary wall and would provide a fresh new boundary treatment that links effectively with the updated dwelling.
- 7.7 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

- 7.8 The proposed fenestration upgrades and works to the front of the dwelling would not impact on the existing level of residential amenity enjoyed by the adjoining neighbouring occupiers at No. 16 and No. 20 North Shore Road.
- 7.9 Both the rear side boundaries are treated with 1.8m high close-boarded fencing. The single-storey, low-level nature of the proposed rear extension would also not raise any residential amenity concerns for either of the aforementioned neighbouring occupiers.
- 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 2011). It is also

noted no letters of objection were received with respect to the scheme.

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/21/00964, 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:

Existing Location/Site Maps Drw. No. A101
Proposed Location/Site Maps Drw. No. A111
Existing Floor Plans Drw. No. A102
Proposed Floor Plan Drw. No. A112
Existing Elevations Drw. No. A103
Proposed Elevations Drw. No. A113
Existing Street Scene Views Drw. No. A104
Proposed Street Scene Views Drw. No. A114
Existing Sections Drw. No. A105
Proposed Sections Drw. No. A115
Design and Access Statement

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.