
Site Address:	4 Harbour Road, Hayling Island, PO11 0HR		
Proposal:	Single storey rear extension and double garage to replace existing single garage.		
Application No:	APP/22/00024	Expiry Date:	08/03/2022
Applicant:	Mr B Seymour		
Agent:	Mr P Walker	Case Officer:	Selina Donophy
	P Walker MRICS		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the north side of Harbour Road, Hayling Island. This property is of brick construction with a hipped roof to the front and gabled roof to the side. To the front of the site is a detached garage which is sited adjacent to a sub station separated from the site by a hedgerow. To the rear of the property is a long rear garden with a conservatory to the rear elevation.

The location is semi-rural in character with the urban area boundary (Policy AL2) sited to the west of the site where Harbour Road forms a cul-de-sac. To the north (rear) of the site runs a footpath.

2 Planning History

92/57077/000 - Erection of single storey side extension and 2nd garage attached to existing garage, PERM,

3 Proposal

Single storey rear extension and double garage to replace existing single garage.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection

Councillor Brenda Linger - Hayling West

No comment

Councillor Clare Satchwell - Hayling West

No comment

Councillor I Scott Hayling West

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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) Parking
- (v) CIL

(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 following the removal of the existing rear conservatory. The extension would have dimensions of approximately 7 metres depth, 9 metres width and 3.1 metres height with a flat roof and two raised lantern rooflights. This space would form two new rooms including a kitchen and a lounge. The kitchen would feature a door and window to the rear elevation and window to the side elevation (west elevation). The lounge would feature a bi-fold door to the rear and window to the side (east elevation). The entire property would also be rendered to match the extension. The proposed extension would be a large addition to the dwelling and would increase the building footprint significantly. Whilst this may be the case it is noted that other properties in the immediate vicinity have also been significantly extended and the plot is considered large enough to accommodate the addition, with approximately 35 metres of garden length length retained. The extension would not be a highly visible feature within the streetscene and is therefore considered to be acceptable. The rendering of the property from the existing brick would also be acceptable - the property next door, no 6 has also been fully rendered. The proposed extension is not considered to be a harmful addition to the host dwelling nor the surrounding area.

7.4 A replacement garage is proposed towards the front of the site. This would have dimensions of approximately 6.1 metres depth by 6.4 metres width. It would have a pitched roof with a ridge height of approximately 2.4 metres and an up and over door to the road facing elevation and a door and window to the side elevation facing back towards the front garden. Whilst the garage would be larger than existing, with the gable side on to the highway, it is not judged to cause harm to the streetscene.

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 west of the application site is no 6 Harbour Road . A planning application was approved last year under refernece APP/21/00923 for alterations to the dwelling including an extension to the rear of the property. Following a site visit it was noted that this extension has now been constructed and therefore the rear elevation now projects further back than is shown on the block plan. The proposal is not deemed to result in harm to the amenity of this property.
- 7.7 To the east of the application site is the rear garden of no Harbour Road and the rear garden of no 70 Sinah Lane . The proposed extension would extend alongside the rear boundary of no 70 and would feature a high level window to the side elevation. The window is not deemed to overlook no 70 as there is a 1.8 metre high fence alongside this boundary. The extension would be a visible feature from the properties directly to the east as it would project above the fence line by approximately 1 metre however it would be located at the end of the rear gardens of these properties , away from the main dwellings and is not considered to be overbearing. The garage would be located adjacent to the sub station and would not result in any harm to neighbour amenity.
- 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) Parking

- 7.9 This proposal would result in an increase of 2 bedrooms totalling 4 bedrooms at the property. This would require 3 parking spaces as specified in the Havant Parking SPD.

(v) CIL

- 7.10 This proposal would not result in over 100m2 additional floorspace and therefor this is not CIL liable.

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/22/00024 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:

Proposed elevations uploaded on the 27.01.2022
Proposed floor uploaded on the 27.01.2022
Proposed garage plans uploaded on the 27.01.2022
Location and block plan uploaded on the 28.01.2022
Parking plan uploaded on the 04.02.2022
Section AA uploaded on the 27.01.2022
Section BB uploaded on the 27.01.2022

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.