
Site Address:	Amberley, Alexandra Avenue, Hayling Island, PO11 9AL		
Proposal:	Single storey rear extension and two storey side extension.		
Application No:	APP/16/00270	Expiry Date:	27/05/2016
Applicant:	Mr A Hobbs		
Agent:	Mr D Treagus	Case Officer:	Bee Crawford
	Derek Treagus Associates		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached two storey property and detached garage situated on a generous plot. It has a red tiled pitched and hipped roof and two storey flat roof side/front addition and elevations of red multibrick and pebble-dash at first floor. The site is level with vehicular access from the front which has a concrete drive and large area of lawn. There are electric gates, a hedge and a wall with railings to the front boundary. The rear garden is mainly laid to lawn with a patio area and is enclosed to all boundaries with shrubs, trees and 1.8 metre high fencing.
- 1.2 A pair of semi-detached bungalows are to the north, a large detached two storey dwelling is to the south, a detached bungalow is opposite and the rear gardens of properties in Chichester Avenue are to the east (rear). The area is of low to medium density with a mixture of large detached two storey dwellings and bungalows and semi-detached bungalows of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

Single storey rear extension and two storey side extension incorporating new roof over existing two storey side extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 11

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 streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed extension would be visible from the public realm, although the property is set back in excess of 20 metres from the highway. For schemes such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends side extensions should be subservient to the main building so that they do not dominate the main frontage, and advises that it is important that gaps are retained between buildings to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The plans originally submitted featured a front gable which was larger and higher than the original, and the front fenestration of the property appeared unbalanced with three gables of different widths and heights. Following Officer concerns, amended plans were submitted to reduce the size of the gable to match the existing southern end front gable resulting in a more cohesive design. The proposal would result in a substantial increase to the original volume of the property, however it is considered it can be comfortably accommodated within the extent of the site. The new pitched roof

on the existing flat roof front extension would regularise the appearance of the property.

- 7.5 The design and appearance of the extension 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 deemed that the proposal would not result in an adverse impact on the visual amenity of the locality which is diverse in nature.

(iii) Effect on neighbouring properties

- 7.6 Whilst it is acknowledged the scheme would result in a substantial addition to the dwelling the property is situated approximately in the centre of the plot with a good distance to all boundaries. The two storey element of the proposal would extend closer to the northern boundary of the site, although there would be a minimum distance of 5 metres from this boundary and the house is set back from the neighbouring property at number 3 Alexandra Avenue. There are no windows in the first floor side elevations and one high level rooflight to both the northern and southern roofslopes of the extension which pitch away from the boundaries.
- 7.7 The single storey rear extension is modest in size and in isolation could be built within the realms of permitted development. Whilst it includes bi-fold doors, the rear elevation of the extension is in excess of 18 metres from the rear boundary which benefits from good screening. The extension does not extend beyond the line of the existing southern elevation.
- 7.8 Notwithstanding the extent of the extension, it is deemed the proposal is unlikely to result in an unacceptable level of overbearing and not cause any degree of additional overlooking. It is judged the scheme would have a negligible impact on the properties adjacent to or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00270 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 Compulsary Purchase Act 2004.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and proposed block plan

Existing elevations plan

Drg No. 16/486/01 Rev A Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.