
Site Address:	194 Havant Road, Hayling Island, PO11 0LN		
Proposal:	Single storey rear extension with roof lantern.		
Application No:	APP/21/00469	Expiry Date:	26/10/2021
Applicant:	Mr Stephen Brownlie		
Agent:	Mr D Treagus	Case Officer:	Selina Donophy
	Derek Treagus Associates		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

194 Havant Road is a large detached property with an attached garage to the north elevation and adequate room for parking to the front of the property which is hardsurfaced. No 194 is set back from the main road with a large front amenity space and larger back garden open space of approx 30m. The property is on level ground and has an east facing back garden which is surrounded by a 2m high fence boundary. There is a mature Yew Tree to the front of the property in line with the north elevation.

The property is built with brown brick walls and has a concrete pitched style roof and is similar in style and design to the other properties along Havant road.

2 Planning History

APP/15/01099 - Conversion of garage to playroom, one and two storey side extension to north elevation, one storey side extension to south elevation and front porch extension., PERM,21/12/2015

3 Proposal

Single storey rear extension with roof lantern.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comment

Councillor Clare Satchwell - Hayling East

No comment

Councillor I Scott Hayling West

No comment

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul and surface water 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

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Flood risk

(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 with a flat roof and raised lantern rooflight. The extension would have dimensions of approximately 4.05 metres depth, 2.75 metres height and 5.8 metres width and would create an enlarged family living space. To the northern elevation would be one window and to the rear would be doors leading out into the garden. Whilst it is noted this property has undergone extensions in recent years, this extension is not deemed to result in an overdeveloped appearance and could be well accommodated within the plot. The siting to the rear would mean it is not highly visible from the public realm. Materials would include brickwork to match existing, therefore remaining in keeping with the host dwelling.

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 To the south of the application site is no 192 Havant Road. The proposed extension would be located in line with the existing southern side elevation wall of the dwelling within close proximity to the side boundary shared with no 192. No 192 has a garage adjacent to this side boundary and there are no habitable room windows within the 45 degree overshadowing zone as shown in the Havant Borough Design Guide. The proposed extension height is not excessive and is not judged to result in any overbearing impact on no 192.
- 7.6 To the north of the application site is no 198 Havant Road. The extension would be located on the other side of the site and therefore is not deemed to result in any impact to the amenity of this property.
- 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 no letters of objection were received with respect to the scheme.

(iv) Flood risk

- 7.8 This site is located within Flood Zone 3. The agent has submitted adequate information to show how this will be mitigated against and this is therefore deemed to accord with policy C15 of the Havant Borough Local Plan (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/21/00469 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:

Flood risk form uploaded on the 31.08.2021
Amended proposed ground floor plan uploaded on the 30.09.2021
Amended proposed elevations uploaded on the 30.09.2021
Existing plans with location plan uploaded on the 11.05.2021

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.