
Site Address:	7C Chandlers Close, Hayling Island, PO11 9TH		
Proposal:	Two storey side and single storey rear extensions.		
Application No:	APP/21/01150	Expiry Date:	29/11/2021
Applicant:	Mr Cleese		
Agent:	Mr P Walker	Case Officer:	Julie Terzoudis
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a two-storey, semi-detached dwelling located at 7C Chandlers Close, upon Hayling Island. A detached garage is set forward of the main dwelling and accompanied by a gravelled driveway. The dwelling is set at the end of a T shaped cul-de-sac and receives no public thoroughfare.
- 1.2 Chandlers Close is made of small detached and semi-detached dwellings, with small front gardens and minimum front setbacks from the public highway. A large caravan park is set to the east of the site, with residential dwellings to the north, west and south.

2 Planning History

No planning history exists for this site.

3 Proposal

- 3.1 The application seeks planning permission for the construction of a single storey extension on the rear eastern elevation, and a two-storey extension on the southern side elevation.
- 3.2 The rear extension would project out to a depth of 3.3m, with a width of 6.0m, set under a lean-to roof with an eaves height of 2.4m, rising to a total height of 3.6m.
- 3.3 The two-storey side extension would extend out 2.0m from the southern elevation of the dwelling in line with the existing ridge at a total height of 8.0m, with an eaves of 5.0m. The side extension would run 8.0m across the entire depth of the dwelling, incorporating a single window on the southern elevation to serve the proposed en-suite.
- 3.4 Materials proposed for the two extensions include white render for the single-storey rear extension and the lower half of the side extension, with Anthracite grey cladding on the first floor and gable end.

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 Leah Turner - Hayling East

No comments received.

Councillor M Wilson - Hayling East

No comments received.

Co 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 in support

Comment	Officer Comment
We have no issues with this development	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 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 rear extension would be located to the rear of the dwelling and would not be visible from the public realm. Therefore, the rear extension would have no impact on the existing character of the streetscene. The single-storey extension would be a minor addition that would retain subservience to the host dwelling and no visual amenity concerns are raised.
- 7.4 The proposed two-storey extension would extend out in line with the main ridge of the existing dwelling resulting in a larger two-storey dwelling, but with an identical design. The minor width proposed of 2.0m ensures the two-storey extension would not unbalance the semi-detached pair of dwellings. Due to the limited scale, despite lacking any setbacks or setbacks, the two-storey element would remain a subservient addition to the host dwelling. It is therefore considered that no visual harm would result from the proposed side extension to the existing character of the street, nor to the host dwelling.
- 7.5 Although there are no examples of rendering within Chandlers Close itself, numerous dwellings within the locality feature rendered sections, as well as entire dwellings predominantly in white render.
- 7.6 The proposed weatherboard is not a feature of Chandlers Close, nor the surrounding area. Cladding also does not appear to feature on many dwellings in the wider locality, although it is present within other parts of the Island, and Havant itself. The subject dwelling is set down a small cul-de-sac with no public throughfare. The dwelling itself is set at the furthest point within the cul-de-sac, with limited visibility from the public street. The cladding colour of grey would be subtle and broken up through the use of mixed materials. Therefore, the visual harm from the proposed cladding is minimal and should not be considered significant enough to warrant a refusal.
- 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 introduction of built form 2.0m closer to the rear private open space serving No. 25 Selmore Avenue is likely to introduce limited overshadowing from that which is currently experienced. However, due to the southern position of the neighbouring garden, any increased overshadowing would be negligible and would not be considered significant enough to warrant refusal of planning approval. It is also noted that no objection was raised by the occupiers of No. 25 Selmore.
- 7.9 The neighbouring occupier at 7b Chandlers Close would be unaffected by the proposed two-storey extension, and the minor scale of the single-storey extension to the rear is not considered to introduce any residential amenity concerns for this neighbour. This neighbour also submitted a representation in support of the proposed development.

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

(iv) Highways safety and parking

- 7.11 The existing dwelling is a two-bedroomed property providing two on-site car parking spaces, one internal in the detached garage, and one forward of the garage upon the gravelled drive. The proposal development would result in a three bedroomed dwelling which also requires the provision of two on-site parking spaces in accordance with Havant's Car Parking SPD 2016. No changes would be made to the existing level of on-site parking and therefore no highway concerns are raised.

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/21/01150, 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:

Site and Location Plan
Existing Elevations
Existing Ground Floor Plan
Existing First Floor Plan
Proposed Elevations
Proposed Ground Floor Plan
Proposed First Floor Plan
Section Drawing AA

All received 27 October 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email dated 28/11/21 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.