
Site Address:	5 Wheatlands Avenue, Hayling Island, PO11 9SG		
Proposal:	Single storey side and rear extension with render and cladding		
Application No:	APP/21/01015	Expiry Date:	18/11/2021
Applicant:	Ms Pickering		
Agent:		Case Officer:	Joseph Toole
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Wheatlands Avenue, Hayling Island, is located to the north side of Wheatlands Avenue. The application site is a two storey semi detached property comprising brickwork and concrete roof tiles. Vehicular access is from Wheatlands Avenue with parking to the front and side.

The property is located within a part residential area with surrounding properties differing in style and design. To the west there is a car park and community centre.

The application site is located within Flood Zone 2/3.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision

2 Planning History

No relevant planning history.

3 Proposal

Single storey side and rear extension with render and cladding.

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East
No Comment.

Councillor M Wilson - Hayling East
No Comment.

Councillor R Raines - Hayling East
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: 4

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
- (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 The proposed development would involve the erection of a single storey side and rear extension following the removal of the existing garage. The proposed side extension would be used as a garage to the front and a utility/wet room to the rear. It would have a width of approximately 3.4 metres, a depth of approximately 12.2 metres with a flat roof and rooflights having a maximum height of approximately 3.2 metres. The proposed rear extension would be used as a dining room and would have a width of

approximately 6.2 metres, a depth of approximately 4 metres with a flat roof and rooflights having a maximum height of approximately 3.2 metres.

- 7.4 To the front at ground floor level there would be off white render and at first floor level there would be grey cladding. To the side the proposed side extension would have render and at first floor level it would have grey cladding. To the rear the proposed rear extension would be rendered along with the first floor level. The proposed extensions would have a flat roof design. These alterations are considered to be similar to No.5A Wheatlands Avenue the attached semi and considered to be inkeeping with the character of the area.
- 7.5 Part of the proposed development would be visible from the street scene in the form of the garage. The proposed side extension would be offset from the front of the property by approximately 2.1 metres therefore it is considered to be subservient to the host dwelling. Furthermore, the proposal is considered to be of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.
- 7.6 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

- 7.7 To the front of the property there would be garage door within the proposed side extension. It would face out onto the public highway therefore it is not considered to cause direct overlooking to any neighbouring properties.
- 7.8 On the west side the proposed side extension would have three high levels windows facing the car park, which would limit any overlooking. The boundary treatment is an existing 1.8 metre high fence. Furthermore, due to the proposed roof design and existing screening it is not considered to appear overbearing along this side.
- 7.9 On the east side there would be no side windows within the proposed rear extension. The proposed rear extension would go along the shared boundary with No.5A Wheatlands Avenue and due to the existing screening of 1.8 metre high fencing and its flat roof design it is not considered to have an adverse impact upon the occupiers of No.5A Wheatlands Avenue in terms of appearing overbearing or resulting in the harmful loss of light.
- 7.10 To the rear there would be a door within the proposed side extension and bi-folding doors within the proposed rear extension. These would face out onto the rear garden and due to the existing screening of 1.8 metre high fencing along all boundaries it is not considered to cause harmful overlooking.
- 7.11 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

- 7.12 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.13 The built development is Flood Zone 2/3. The proposed development is classed as minor development and unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the 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 acceptable in flood terms. Therefore the proposal is considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01015

- 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:

Location Plan
Block Plan
Proposed Plans and Elevations - RP2021-2

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.