
Site Address:	12 West Haye Road, Hayling Island, PO11 9RN		
Proposal:	Rear single storey extension.		
Application No:	APP/21/00580	Expiry Date:	30/07/2021
Applicant:	Mr & Mrs Anderson		
Agent:	Mr I Murray	Case Officer:	Denise Sheath
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 West Haye Road, Hayling Island, is a two storey detached dwellinghouse, constructed with white render and interlocking concrete tiles to the roof, the property sits within a modest plot size, which is set back approximately 14m from the front boundary. The front of the property has a brick wall with pillars with a metal entrance gate, with a gravel frontage for the parking of vehicles. The rear of the property is laid to lawn, with boundary treatment consisting of 1.2 and 1.8m close boarded fencing and brick walls of varying heights.

2 Planning History

98/63009/001 - Construction of pitched roof over existing flat roof and 2 storey extension to rear (south elevation) and first floor extension to side (east elevation) car port to front & new front wall with double gates (Revised scheme to 97/63009), PERM,07/08/1998

97/63009/000 - Alterations and extensions to include first floor side (east) extension, canopied porch and carport to front, provision of balcony at first floor level to rear and introduction of parapet over existing flat roofs, REF,22/01/1998

3 Proposal

Rear single storey extension.

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

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

5 Statutory and Non Statutory Consultations

Not required.

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: 7

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

(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 proposal is for a single storey rear wrap around extension, the proposal will have a depth of 5.2m from the southern eastern rear/ side elevation of the existing utility room which will then extend across 1.5m with an additional depth of 1m before spanning across the rear elevation of the property with a depth of 2.25m attaching to the existing rear wall. The proposed roof will extend with a further depth of 1.8m than the proposed extension with a canopy overhang which will be supported by pillars.

7.4 The property is situated on a good sized plot set back approximately 13 metres from the front boundary, the proposed extension would not be visible from the public realm. The extension will be constructed with a render finish to match that on the existing property with a grey ply membrane roof and pillars.

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 The neighbouring property to the rear is approximately 24m from the proposed extension which will be screened by the boundary treatment which consists of 1.8m close boarded wooden fencing and an outbuilding within No. 89 Southwood Road and spanning the width of their rear boundary. It is therefore considered the impact upon this neighbouring property would be minimal and acceptable.
- 7.7 The proposal will have a distance of 1.10m from the shared boundary with the neighbouring property to the east (No.14) and have an approximate 4.5m distance from the side/rear facing elevation, the proposal will be partially screened by the boundary treatment which consists of 1.8m close boarded fencing and the single storey detached garage within the neighbouring properties rear western boundary. It is therefore considered the impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The proposal will have a distance of 1.4m from the shared boundary with the neighbouring property to the west (No.10) and have an approximate distance of 2.9m from the rear facing elevation, the proposal will be partially screened by the existing brick wall along this shared boundary, there are to be no additional windows inserted into the side facing elevation which would eliminate any element of overlooking due to lower brick wall along this elevation. It is therefore considered any impact upon this neighbouring property would be limited and acceptable.
- 7.9 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.

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/21/00580 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:

Application Form - Received 04 June 2021
Design and Access Statement - Received 04 June 2021
Location and Block Plan - Drawing No. A101 - Received 04 June 2021
Existing Floor Plans - Drawing No. A102 - Received 04 June 2021
Existing Elevations - Drawing No. A103 - Received 04 June 2021
Proposed Floor Plans - Drawing No. A102 - Received 04 June 2021
Proposed Elevations - Drawing No. A103 - Received 04 June 2021
Existing Site Sections - Drawing No. A105 - Received 04 June 2021
Proposed Site Sections - Drawing No. A105 - Received 04 June 2021

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.